BOOK 11633 PAGE 386

WARRANTY DEED

TCB-SHPC-99-2505

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Andrew L. Beachboard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: 1-30-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew L. Beachboard	~~Cash~~ **United Consultants Trust**	MAP 82
(NAME)	(NAME)	
302 Hancock Street	**11615- Angus Road, #117-A**	GROUP 07
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	**Austin, Texad 78759**	PARCEL 315
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Southern Heritage Painting Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew L. Beachboard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot no. 30 and the east 10 feet of Lot no. 31 on the Map of East Nashville Real Estate Co.'s Plan of Lots, as of record in Book 57, page 11, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 60 feet on the south side of Hancock Street and runs back between parallel lines, 175 feet, more or less, along the east margin of Meridian Avenue or Street to an alley in the rear.

Being the same property conveyed to Southern Heritage Painting Co. by Deed from E.R. Buchi d/b/a Erban Realty, of record in Deed Book 11472, Page 709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

99 AUG 25 AM 9:39
WILLIAMSON COUNTY, TN.
REGISTER

0628202
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 302 Hancock Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of July, 19 99

Southern Heritage Painting Co.
By: Scott Starling

02/25/99 03:01 CHECK
377.40

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STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared J. Scott Starling and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Southern Heritage Painting Co. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said J Scott Starling as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 21st day of July 19 99 .

My commission expires 1-30-2002

Lori C. Warren
Notary Public

LORI C. WARREN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0628202

IDENTIF. & REFERENCE

99 AUG 25 AM 9:39

REGISTER
DAVIDSON COUNTY, TN.

CAMT	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	277.40
CHECK	277.40

08/25/99 01 09:39 0001 0272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508362