mail

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James C. Beasley, Jr., et ux	SAME	Map 92-6
(NAME)	(NAME)	
3815 Crouch Drive		Parcel 41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessew 37201		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten ---------- And No/00 ----------
---------- ($10.00) ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jacquelyn F. Thomas, a single person,

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have bargained and sold, and by these presents do transfer and convey unto the said James C. Beasley, Jr. and wife, Gwendolyn M. Beasley,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED SHEET MARKED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION OF PROPERTY BEING CONVEYED

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

99 AUG 27 PM 12:11

RECEIVED & RECORDED

062944

1a21 05/97 0101 03CHECK 26.10

unimproved ( )
This is improved (XX) property, known as 908 (House Number) 29th Avenue North (Street)
(P. O. Address) Nashville, Tennessee (City or Town) 37209 (Zip Code)

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.

Whenever 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 our hands this 3rd day of AUGUST, Jacquelyn F. Thomas, 19 99.

JACQUELYN F. THOMAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Zenoch G. Adams, a Notary Public in and for said County and State, the within named Jacquelyn F. Thomas

the bargainor ____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1999.

My commission expires 1/25/2003 Notary Public Zenoch G. Adams

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Randolph M. Beasley

Sworn to and subscribed before me
this 3rd day of August, 1999.

My commission expires 1/25/2003 Notary Public Zenoch G. Adams

This instrument was prepared by:

DAVID VINCENT, ATTORNEY, 906 STAHLMAN BUILDING, NASHVILLE, TN 37201

Name | Address

WARRANTY DEED

FROM

JACQUELYN F. THOMAS

TO

JAMES C. BEASLEY, et ux

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of the Plan showing a Resubdivision of certain lots in the Midway, as of record in Book 3106, page 48, Register's Office for said County.

Said Lot fronts 50 feet on the east side of 29th Avenue North and runs back between parallel lines, 150 feet to an alley.

Included in the above description, but excluded therefrom is that portion of the property conveyed to the State of Tennessee by deed from Maceo Thomas, unmarried, of record in Book 4111, page 966, said Register's Office, described as follows:

Being a part of Lot No. 2 on the Map of the plan showing a re-subdivision of certain lots in Midway, as of record in Book 3106, page 48, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of an alley, said point being the common corner between Lot 1 in Bransford Realty Company's Subdivision, as of record in Book 421, page 74, Register's Office for Davidson County, Tennessee, and Lot 2 in the re-subdivision of the Midway Plan, as of record in Book 3106, page 48, Register's Office for Davidson County, Tennessee; thence with the common line between said Lot 1 in Bransford Subdivision and Lot 2 in the Midway Plan S 79 deg. 35' 42" W 60 feet to a point; thence with a line of severance (being the right-of-way line) N 25 deg. 18' 46" E 61.58 feet to a point in the common line between Lots 1 and 2 in said Midway Plan; thence with the common line between said Lots 1 and 2 in the Midway Plan; N 79 deg. 35' 42" E 23.83 feet to a point in the westerly margin of said alley; thence with the westerly margin of said alley and the easterly boundary of said Lot 2 in the Midway Plan, S 10 deg. 39' 46" E 50 feet to the point of beginning.

Being the same property conveyed to W.M. Thomas and daughter, Jacquelyn F. Thomas, as joint tenants with full right of survivorship by quitclaim deed from W.M. Thomas of record in Book 5728, page 410, said Register's Office. Also being the same property conveyed to Maceo Thomas by deed from Willie James Mann and wife, Norworn Mann of record in Book 4417, page 332, and by quitclaim deeds of record in Book 5272, page 70 and Book 5723, page 611, all said Register's Office. The said W.M. Thomas and Maceo Thomas being one and the same person. The said W.M. Thomas died on the 5th day of January, 1995.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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06294411

INDEXING REFERENCE

99 AUG 27 PM 12:11

CAMT 3000.00
CON TX 11.10
PRFEE 1.00
UDEED 12.00
CFEE 2.00
TOTAL 26.10
CHECK 26.10

08/27/99 01 12:11 0001 1621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509694