WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Jesse L. Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 1999

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Thomas Haynes
Notary Public

MY COMMISSION EXPIRES: October 14, 2001
(AFFIX SEAL)

Instr:200001190006235 Page: 1 OF 2
REC'D FOR REC 01/19/2000 1:40:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $471.75

THIS INSTRUMENT WAS PREPARED BY

Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse L. Tate	First Tennessee Bank	118
(NAME)	(NAME)	
5107 Longstreet Drive	P.O. Box 100	13
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37065	108
(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, Edgar Beaty (a widower)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse L. Tate and wife, Carolyn H. Tate as tenants by the entirety

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. 2 on the re-subdivision of Lot No. 23, Yearwood Subdivision, of record in Book 2854, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 111 feet on the East side of Lealand Lane and runs back between lines 100.8 feet on the North line and 125.9 feet on the South line to a dead line on which it measures 97 feet.

BEING that same property conveyed to Edgar Beaty and wife, Charlotte A. Beaty by deed from Herbert T. Beason and John H. Swift of record in Deed Book 5363, Page 129 of the Register's Office for Davidson County, Tennessee. The said Charlotte A. Beaty predeceased Edgar Beaty leaving him the surviving tenant by the entirety.

This conveyance is made subject to minimum building setback lines; public utility and drainage easement; and any other matters as shown on the plat of record in Plat Book 2854, page 96; all of the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3700 A & B Lealand Lane, Nashville, TN 37204
(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 15th day of December, 1999

Edgar Beaty Edgar Beaty

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 15th day of December 1999

Commission expires October 14, 2001

Notary Public

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public