40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

Instr:200006230062870 Page: 1 OF 3
REC'D FOR REC 06/23/2000 3:52:45PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $142.45

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Beets (NAME)	New Owner (NAME)	MAP 43-14
1901 Normerle Drive (ADDRESS)	(ADDRESS)	PARCEL 2
Goodlettsville, TN 37072 (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, Estate of Mary Katherine Diskin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Beets and wife, Arline Presley Beets

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:

SEE ATTACHED EXHIBIT A

unimproved (X)
This is improved ( ) property, known as Map 43-14; Parcel 2, Madison, TN 37115
(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 23rd day of June, 2000

Estate of Mary Katherine Diskin

By:
Patti L. Diskin, Executor

Patti L. Diskin, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patti L. Diskin, Executrix of the Estate of Mary Katherine Diskin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2000.

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 7/26/2003

EXHIBIT A

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 9 on the Map of Bixler's Subdivision, not of record, and as described as follows:

According to a survey made by John Wilkes, Civil Engineer, November 22, 1934, said Lot No. 9 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, parallel with and 320 feet west of the westerly margin of Hankins Street, 200 feet to the southerly line of Lot No. 20.

Being part of the same property conveyed to Mary Katherine Diskin by deed from Frank Brumbach of record in Book 3674, page 583, said Register's Office. The said Mary Katherine Diskin, a/k/a Mary Catherine Deloras Diskin died March 10, 2000. By Last Will and Testament, a copy of which is of record in Will Book 234, page 450, and probated under Number 00P-547, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Mary Catherine Deloras Diskin granted power of sale over all real property to her Executor.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.