02

Realty 42A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Instr:200008300085946 Page: 1 OF 2
REC'D FOR REC 08/30/2000 3:41:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $599.40

# WARRANTY DEED

THIS INDENTURE, made this 9th day of August, 2000 between **TIMOTHY J. WALSH AND WIFE, DONNA DAUTREUIL WALSH** of **DAVIDSON** County, Tennessee, First Parties, and

Brian A. Bechard and wife, Velvet J. Bechard

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, Timothy J. Walsh and wife, Donna Dautreuil Walsh

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 537 ON THE PLAN OF BRADFORD HILLS, SECTION THIRTEEN, OF RECORD IN BOOK 7900, PAGE 6, AMENDED IN BOOK 7900, PAGE 661, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO TIMOTHY J. WALSH AND WIFE, DONNA DAUTREUIL WALSH BY DEED FROM YAZDIAN CONSTRUCTION INC. OF RECORD IN BOOK 9485, PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

TIMOTHY J. WALSH

DONNA DAUTREUIL WALSH

STATE OF Tennessee
COUNTY OF Warren

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **TIMOTHY J. WALSH**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of August, 2000.

Notary Public

NOTARY PUBLIC AT LARGE WARREN CO.

My commission expires: 2-5-02 Printed name: Carol J. Simcox
(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Warren

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DONNA DAUTREUIL WALSH**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of August, 2000.

Carol J. Simcox
Notary Public
Printed name: Carol J. Simcox

My commission expires: 2-5-02
(NOTARY SEAL)

CAROL J. SIMCOX NOTARY PUBLIC

PROPERTY OWNER:
Brian A. Bechard
3456 Cobble Street
Nashville, TN 37211

RESPONSIBLE TAXPAYER:
Tucker Federal Bank D/B/A Prime Lending
P.O. Box 211788
Augusta, GA 30917-1788

CLT#_____

Map & Parcel No: 172-12-B-322

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 162,000.00.

x Velvet J Bechard (AFFIANT)

Subscribed and sworn to before me, this 28th day of August, 2000

Notary Public
My commission expires _____ Printed Name Elizabeth J. Smith

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public
My commission expires _____ Printed Name_____