Davidson County DEEDWARR
Recvd: 12/01/00 15:11 4pgs
Fees:19.00 Taxes:517.63
20001201-0118198

11/16/00 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: **BRADLEY B. BEATY etc.**

Name and Address of the person or entity responsible for payment of real property taxes: ABN AMRO Mortgage Group, Inc. P.O. Box 52068, Irvine, CA 92619-7068

Map 026-07-0, Parcel No. 133.00, Field Book No. _____.

For and in consideration of the sum of **ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED ($139,900.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **SUSAN JANE HAMILTON WRAY CALDWELL and husband, JAMES L. CALDWELL**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **BRADLEY B. BEATY and KELLY L. MOORE, as joint tenants with the right of survivorship**, their heirs and assigns, hereinafter referred to as Grantee(s), a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved (X) unimproved ( ) property, known as **119 Cambridge Court, Goodlettsville, Davidson County, Tennessee 37072.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **BRADLEY B. BEATY and KELLY L. MOORE, as joint tenants with the right of survivorship**, their heirs and assigns, forever; and Grantors 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, except as shown on **EXHIBIT B** attached hereto. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their

heirs and assigns, against the lawful claims of all persons whomsoever.

Title to the herein described real property is vested in **SUSAN JANE HAMILTON WRAY CALDWELL**, and **JAMES L. CALDWELL**, husband of **SUSAN JANE HAMILTON WRAY CALDWELL**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, his heirs and assigns, all right, title and interest of every kind, character and description whatsoever which he now has or hereafter may acquire by virtue of his marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said **JAMES L. CALDWELL** does not join in the covenants and warranties of seisen, title and encumbrances.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 20th day of November 2000.

Susan Jane Hamilton Wray Caldwell
SUSAN JANE HAMILTON WRAY CALDWELL

James L. Caldwell
JAMES L. CALDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **SUSAN JANE HAMILTON WRAY CALDWELL and husband, JAMES L. CALDWELL** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November 2000.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Cindy Richardson Notary Public

My commission expires _____

My Commission Expires SEPT. 26, 2002

RL.EST.X.cal-bty.wd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $139,900.00.

Bradley P. Beaty
Affiant

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

Notary Public

My commission expires 9-28-2002

My Commission Expires SEPT. 28, 2002

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney at Law
217 Second Avenue, North, P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Windsor Green, Phase II, Section 1, of record in Plat Book 6250, pages 988 and 989, as amended in Book 7205, page 890, as amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clifford S. Hamilton and wife, Lavina B. Hamilton, as evidenced by deed of record in Book 7688, page 471, Register's Office for Davidson County, Tennessee.

Clifford S. Hamilton conveyed his interest in the real property to Lavina B. Hamilton, on 18 March 1993, as evidenced in Book 8902, page 766, Register's Office for Davidson County, Tennessee.

Clifford S. Hamilton being one and the same person as Clifford Samuel Hamilton died 28 July 1994.

Lavina B. Hamilton being one and the same person as Lavina Louise Hamilton died 07 August 1996, leaving a Last Will and Testament as shown of record in Will Book _____, page _____, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, devising the within described real property to Dale Rey Hamilton and Susan Jane Hamilton Wray.

Dale R. Hamilton conveyed his interest in the within described real property to Susan Wray as evidenced by Deed of record in Book 10530, page 799, Register's Office for Davidson County, Tennessee.

Dale Rey Hamilton is one and the same person as Dale R. Hamilton.

Susan Wray is one and the same person as Susan Jane Hamilton Wray Caldwell.

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