Box 52

Davidson County DEEDWARR
Recvd: 12/27/00 09:49 2pgs
Fees:11.00 Taxes:99.90

20001227-0125981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2000.

Notary Public

MY COMMISSION EXPIRES: 3-30-03

(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Beard	Firstar Bank, N.A.	32-10-29
(NAME) 4613 Setter Court	(NAME) 4801 Frederica Street	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Owensboro, KY 42301	
(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,

THE DEVELOPERS, A JOINT VENTURE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH E. BEARD AND WIFE, ANGELA M. BEARD,

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. 24, Section Six, on the Plan of Quail Ridge, of record in Book 11700, Page 17, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to R. L. Eatherly, Trustee, with power to sell, transfer, convey, mortgage, and encumber without the joinder of any beneficiary by deed from W. K. Talley, Jr. and wife, LaVerne O. Talley of record in Book 6522, Page 5, and being further conveyed to The Developers, a Joint Venture, with Robert L. Eatherly on behalf of The Developers having full power to sell, transfer, convey or encumber the property without the joinder of any other venturer by Quitclaim Deed of record in Book 6628, Page 853, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 4613 Setter Court, Nashville, TN 37207

(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 our hands this 22nd day of December, 2000.

The Developers, a Joint Venture
By: Robert L Eatherly, Partner

By:

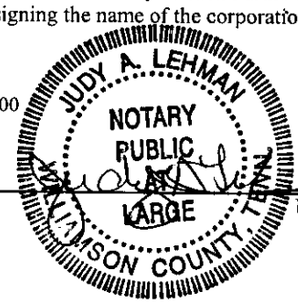
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert L. Eatherly and _____ with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Partners and, respectively, of the The Developers, a Joint Venture, the within-named bargain, and corporation, and that they as such Partners and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Partners as such.

Witness my hand and official seal at Brentwood , Tennessee this 22nd day of December, 2000

Commission expires: 3-30-03



Notary Public