Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2002.

Notary Public
My commission expires: 05/30/04

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
William E. Mohr	Franklin American Mortgage	108-08-0-310.00
1005 Wood Duck Court	501 Corporate Centre Drive, #400	
Nashville, TN 37214	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel William Beadle, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William E. Mohr, hereinafter called the Grantees, their successors 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. 117 on the Plan of Reelfoot, Section Four, of record in Book 6250, Page 700, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel W. Beadle and Loretta Beadle, husband and wife, by deed from James T. Elrod, Jr., M.D. and Margaret S. Elrod, husband and wife, of record i n B ook 9521, P age 451, Register's Office for Davidson County, Tennessee. Daniel W. Beadle and Loretta M. Beadle conveyed subject property to Daniel William Beadle by Quit Claim Deed of record in Instrument No. 20001005-0098735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1005 Wood Duck Court, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of June, 2002.

Daniel William Beadle

Davidson County DEEDWARR
Recvd: 07/02/02 14:55 2pgs
Fees:13.00 Taxes:406.63
20020702-0079606

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel William Beadle, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 27th day of June, 2002.

Catherine R Vass

Notary Public

My Commission expires 05/30/04

