WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,113.00

Carrie Bruce
Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2002.

Laura Mitchell
Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BEALS-H02414

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Christopher M. Beals and Jacqueline M.S. Beals	National Bank of Commerce	61-15-164
(NAME)	(NAME)	
1102 Sunnymeade Drive	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, EASTMINSTER PRESBYTERIAN CHURCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTOPHER M. BEALS AND JACQUELINE M.S. BEALS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 3 of Block "A" on the map of Sunnymeade Subdivision, of record in Book 843, pages 4 and 5, Register's Office for said County, which is the same as Lot No. 3 of Block "A" on the Revised Plan of Sunnymeade Subdivision, of record in BOok 974, pages 56 and 57, said Register's Office.

Said Lot No. 3 fronts 61.2 feet on the southerly side of Golf Club Drive or Sunnymeade Avenue and runs back between lines, 140 feet on the easterly line and 142.2 feet on the westerly line to a dead line on which it measures 36 feet.

Being the same property conveyed to Eastminster Presbyterian Church by Deed from Wallace J. Durham, and Margaret Durham filed for record in Book 7639, page 1, said Register's Office.

This is improved (X) property, known as 1102 Sunnymeade Drive, Nashville, Tennessee 37216
unimproved ( )
(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/our hand(s) this 16th day of August, 2002.

Bill Dodd
Eastminster Presbyterian Church by Bill Dodd, Elder & Trustee

Patsy Page - A/C Eastminster Administration Commission of Middle Tennessee Presbyterian Church

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eastminster Presbyterian Church, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____(city), _____(state), this 16th day of August, 2002.

_____
Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 08/23/02 10:07 2pgs
Fees:13.00 Taxes:333.42

20020823-0102085

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Laura Mitchell, a Notary Public within and for said County and State aforesaid, personally appeared Bill Dodd and Robert E. Boyce, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Elder and Trustee and Administration Commission of Middle Tennessee Presbyterian Church respectively of the Eastminster Presbyterian Church the within named bargainor, and corporation, and that they as such Elder and Trustee and Member of Administration Commission of Middle Tennessee Presbyterian Church being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bill Dodd as such Robert E. Boyce.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of August, 2002.

My Commission Expires 5/28/06

Laura Mitchell
Notary Public

LAURA MITCHELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212