BOX #14A

WARRANTY DEED

G#15742-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

John R Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: 4/14/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/08/03 09:03 2pgs
Fees:13.00 Taxes:314.50

20030108-0003141

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Beasley (NAME)	"New Owner" (NAME)	MAP 042-16-0
200 Douglas Street (ADDRESS)	(ADDRESS)	PARCEL 060.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	[FB #11D-15570]

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, Daniel Lewis Van Pelt and Clementyne Keeling Van Pelt, Trustees of the Van Pelt Family Revocable Living Trust Agreement, dated March 22, 1996

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Beasley, unmarried

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. 51 on Map of Douglas Levine's Subdivision at Madison, Tennessee, as of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Clemmie K. Van Pelt and husband, Daniel L. Van Pelt, by Warranty Deed from Loyd Ronald Cuff and wife, Judith H. Cuff, Signa Cuff Rohelier, unmarried, and Francis Cuff Riddle, unmarried, by and through her Attorney-In-Fact, Loyd Ronald Cuff, of record in Book 7094, Page 558, Register's Office for Davidson County, Tennessee. And further conveyed to Daniel Lewis Van Pelt and Clementyne Keeling Van Pelt, Trustees of the Van Pelt Family Revocable Living Trust Agreement, dated March 22, 1996, by Quitclaim Deed from Clemmie K. Van Pelt and husband, Daniel L. Van Pelt, of record in Book 9990, Page 520, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; subject to the Right-of-Way Deed for Highway Purposes of record in Book 4821, Page 647, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 200 Douglas Avenue, Madison, TN 37115
(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 hand s this 6th day of January, 2003

Daniel Lewis Van Pelt, trustee
Daniel Lewis Van Pelt, Trustee

C Clementyne Keeling Van Pelt, Trustee
Clementyne Keeling Van Pelt, Trustee
of the Van Pelt Family Revocable Living Trust Agreement, dated March 22, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Lewis Van Pelt and Clementyne Keeling Van Pelt, Trustees of the Van Pelt Family Revocable Living Trust Agreement, dated March 22, 1996

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 6th day of January, 2003.

Commission expires 4/10/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public