Davidson County DEEDWARR
Recvd: 02/19/03 14:04 2pgs
Fees:13.00 Taxes:469.90

20030219-0021845

WARRANTY DEED

B-LM-03-2132

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,999.00.

Laura Mitchell
Affiant

Subscribed and sworn to before me, this 11th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Deborah Beasley	Same (NAME)	
2132 Nashboro Boulevard (ADDRESS)	(ADDRESS)	135-12-B-16CO
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN THOMAS, JR. UNMARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DEBORAH BEASLEY _____, hereinafter called the Grantees, 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. 16 on the plan of Nashboro Village-Tract 7, a Horizontal Property Regime, Private Element Plat of record in Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Thomas, Jr. by Warranty Deed as shown of record in Instrument No. 20001018-0103482, Register's Office Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 11703, page 560; Book 4827, page 14; Book 5469, page 840; Book 7751, page 907; Instrument No. 200003160027171; Book 4660, page 156; Book 10690, page 327; Book 8870, page 887; Book 4868, page 74; Book 4815, page 425; Book 10110, page 860; Book 4254, page 410, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2132 Nashboro Boulevard, Nashville, Tennessee 37217
(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 11th day of February, 2003.

John Thomas, Jr. by Laura Mitchell, attorney-in-fact

John Thomas, Jr. by Laura Mitchell, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of February, 2003, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Thomas, Jr. and who acknowledged that he/she executed the same as his/her free act and deed by virtue of that Power of Attorney, duly executed by the said John Thomas, Jr.on February 6, 2003 and recorded concurrently herewith in Instrument No. * Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 11th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

*20030219-0021844

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903