WARRANTY DEED

47

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/21/03 13:48 2pgs
Fees:13.00 Taxes:458.80
20030321-0037816

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Miller	**SUNTRUST MORTGAGE, INC.**	135-11-C-20
(NAME) 344 Long Hunter Ct.	(NAME) **901 SEMMES AVENUE**	
(ADDRESS) Nashville, TN 37217	(ADDRESS) **RICHMOND, VA 23224**	
(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 Estate of Clarence M. Beaty, Jr., **Deceased** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Miller,*** HEREINAFTER CALLED THE *** and GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson Evelyn G.Terry,*** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**Randall Clarence Beaty, Tammy Jean Strane, Donna Sue Beardsworth and Doris Marie Beaty, The Only Heirs-at-law of

Being Lot No. 20 on the Horizontal Property Regime Private Elements Plat, Phase One on the Plan of Nashboro Village – Tract 18, as of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, 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 Clarence M. Beaty, Jr. by deed from West Minister Homes of Tennessee, Inc. as of record in Instrument No. 20020304002656?, Register's Office for Davidson County, Tennessee, executed on 02/27/02 and filed on 03/04/02. The said Clarence M. Beaty, Jr. is now deceased, having died testate, and pursuant to his Last Will and Testament of record in Will Book 4802, page 886-350, Probate Court for Davidson County, Tennessee, subject property was devised to Randall Clarence Beaty, Tammy Jean Strane, Donna Sue* Beardsworth and to Doris Marie Beaty during her lifetime, and at her death to the above named devisees equally. Continued on Page #2

unimproved ■ ****Both Unmarried**

This is improved ✓ property, known as 344 Long Hunter Ct., Nashville, TN 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 13th day of March, 2003.

THE ESTATE OF CLARENCE M. BEATY, JR.

By: Tammy Jean Strane
Tammy Jean Strane, heir at law

By: Donna Sue Beardsworth
Donna Sue Beardsworth, Executrix and Heir at law

By: Randall Beaty
Randall Clarence Beaty, heir at law

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 **Tammy Jean Strane**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14TH day of March, 2003.

My Commission Expire: 7/23/03

Notary Public

STATE of Georgia
COUNTY of Cobb

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Randall Clarence Beaty**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of March, 2003.

My Commission Expire: Dec. 5, 2003

Notary Public

JONI D TAYLOR
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
DEC 5 2003

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Donna Sue Beardsworth**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13TH day of March, 2003.

My Commission Expire: 7/23/03

Notary Public

File Number: 12302188

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

CONTINUATION FROM PAGE #1:
The said Doris Marie Beaty having since conveyed her right, title and interest to William B. Miller and Evelyn G. Gerry, Both Unmarried by Quitclaim Deed of record by Instrument Number 20030321-0037815 in the Register's Office for Davidson County, Tennessee.