WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,660.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Pruett	David Pruett	118-01-0-162
(NAME)	(NAME)	
1112 Paris Avenue	1112 Paris Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, Anna M. Wallace, unmarried, Anna M. Wallace, Executrix of The Estate of Margaret F. Beamer, Charles T. Beamer, unmarried* Michael E. Beamer *Francesca E. Munoz, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray Pruett, married* David Pruett, married* Ginger Holmes, married, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1112 Paris Avenue, Nashville, TN 37204
(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 hands this 6th day of June, 2003.

Michael E. Beamer by Anna M. Wallace
Michael E. Beamer, by Anna M. Wallace, Attorney in Fact

Anna M. Wallace
Anna M. Wallace, Individually

Anna M. Wallace
Anna M. Wallace, as Executrix for The Estate of Margaret F. Beamer

Francesca E. Munoz by Anna M. Wallace
Francesca E. Munoz, by Anna M. Wallace, Attorney in Fact

Charles T. Beamer by Anna M. Wallace
Charles T. Beamer, by Anna M. Wallace, Attorney in Fact

Davidson County DEEDWARR
Recvd: 06/18/03 14:27 3pgs
Fees:18.00 Taxes:305.84
20030618-0084263

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anna M. Wallace, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2003.

Notary Public

My Commission Expires:

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Anna M. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of The Estate of Margaret F. Beamer, the within named bargainor, and that such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of The Estate of Margaret F. Beamer as Executrix.

Witness my hand, at office, this 6th day of June, 2003

Notary Public

My Commission Expires:

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

On this 6th day of June, 2003, before me personally appeared Anna M. Wallace, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles T. Beamer, and who acknowledged that she executed the same as the free act and deed of Charles T. Beamer, by virtue of that Power of Attorney, duly executed by said Charles T. Beamer, and appearing of record as Instrument No. _____, said Register's Office.

Witness my hand, at office, this 6th day of June, 2003

Notary Public

My Commission Expires:

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

On this 6th day of June, 2003, before me personally appeared Anna M. Wallace, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael E. Beamer, and who acknowledged that she executed the same as the free act and deed of Michael E. Beamer, by virtue of that Power of Attorney, duly executed by Michael E. Beamer, and appearing of record as Instrument No. _____, said Register's Office

Witness my hand, at office, this 6th day of June, 2003

Notary Public

My Commission Expires:

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

On this 6th day of June, 2003, before me personally appeared Anna M. Wallace, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Francesca E. Munoz, and who acknowledged that she executed the same as the free act and deed of Francesca E. Munoz, by virtue of that Power of Attorney, duly executed by Francesca E. Munoz, and appearing of record as Instrument No. _____, said Register's Office

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2003.

Commission expires:

Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

#10012734-75

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 66 on the Map of Dr. L. G. Noel's Second Subdivision of Idlewild of record in Book 332, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Thomas S. Work and wife, Anners P. Work by deed of record in Book 4188, page 858, Register's Office for Davidson County, Tennessee. The said Thomas S. Work has since died, leaving Anners P. Work as the survivor of their tenancy-by-the-entireties. The said Anners P. Work later died; under her will, of record in Book 8105, page 547, said Register's Office, the property became vested in Margaret Beamer. The said Margaret Beamer (also known as Margaret Frances Beamer) has since died unmarried; under her will the property became vested in Charles T. Beamer with a life estate, with a remainder in Michael E. Beamer, Francesca E. Munoz, Anna M. Wallace, and, if alive at the time of sale, Charles T. Beamer.

CATHOUSE AH