WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/03 14:44 3pgs
Fees:18.00 Taxes:344.71

20030915-0135264

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,163.98

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
12th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES March 25, 2006
(AFFIX SEAL)

DEASE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Beasley	SAME AS NEW OWNER	MAP 42-16-61
(NAME)	(NAME)	
128 Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Teresa J. Wilkins and wife, William A. Wilkins

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

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 and being the southerly one-half of Lot No. 52 on the Plan of Douglas Levine Subdivision of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823, dated June 29, 1987 and known as Job No. 87-459, as follows:

BEGINNING at an iron pin set on the westerly margin of Douglas Street, said point of beginning being 507.2 feet, more or less, northerly from the northerly margin of Woodruff Street, said point of beginning being the southeast corner of the original Lot No. 52 of said Douglas Levine Subdivision and also being the northeast corner of Lot No. 51 of said Subdivision; thence leaving the margin of Douglas Street and with the original northerly line of Lot No. 51, North 77 deg. 28 min. 36 sec. West 249.91 feet to an iron pin set on the easterly right-of-way of the Seaboard System Railroad property; thence with right-of-way of said Railroad, North 17 deg. 27 min. 09 sec. East 55.25 feet to an existing iron pin; thence leaving the Railroad and with the line of the Thomas B. Easton property of record in Book 4314, Page 288, Register's Office for Davidson County, Tennessee, South 82 deg. 00 min. East 245.09 feet to an existing iron pin on the westerly margin of the said Douglas Street; thence with the margin of Douglas Street, South 11 deg. 52 min. 53 sec. West 74.40 feet to the point of beginning, containing 15,974.51 square feet, more or less.

Being the same property conveyed to Teresa J. Wilkins and husband, William A. Wilkins by Installment Deed from John H. Cole of record in Book 10580, Page 497, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 128 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 12th day of September 2003

Teresa J. Wilkins

Teresa J. Wilkins

William A. Wilkins

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 Teresa J. Wilkins and wife, William A. Wilkins

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 Madison Tennessee, this 12th day of September 2003.

Commission expires March 25, 2006

Notary Public

DANIEL GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

NOTARY PUBLIC DANIEL L. GREGORY

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, and corporation, 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 corporation, 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

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF DOUGLAS-LEVINE SUBDIVISION OF RECORD IN BOOK 57, PAGE 44, SAID REGISTER'S OFFICE AND SUBJECT TO THE RIGHT-OF-WAY OF RAILROAD AND FURTHER SUBJECT TO PROPERTY TAXES FOR 2003, THE PAYMENT OF WHICH IS THE RESPONSIBILITY OF THE GRANTEE HEREIN.