Davidson County DEEDWARR
Recvd: 01/29/04 10:02 2 pgs
Fees:13.00 Taxes:277.50

20040129-0011041

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Phyllis D. Macke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES 12/26/04

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

File No. G4-1046D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Phyllis D. Macke, a married woman (NAME) 516 Savoy Cove ~~517 Keeton Avenue~~ (STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee 37138 (CITY) (STATE) (P.O. ZIP)	SAME (NAME) (STREET ADDRESS) (CITY)(STATE) (ZIP)	43-4-15

FOR AND IN 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, John C. Beasley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis D. Macke, a married woman, 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. 19, on the plan of Swinging Bridge Heights, as shown on plat of record in Plat Book 2854, Page 114, in the Register's Office of Davidson County, Tennessee. Said Lot 19 fronts 70.63 feet on the northeasterly side of Keaton Avenue and runs back 150 feet on the northwesterly line and 150.02 feet on the southeasterly line to a dead line in the rear on which it measures 73.07 feet.

Being the same property conveyed to John C. Beasley, a married man, by Deed of Record dated February 11, 2003, as Instrument Number 200302200022524, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
Carol Anne Beasley joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest. ~~John C. Beasley~~ Carol C. Beasley
The signature of ~~John C. Beasley~~ is signed by his duly appointed Attorney-in-fact ~~Carol Anne Beasley~~ John C. Beasley, pursuant to the Power of Attorney recorded as Instrument # 20040128-0010899, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 517 Keeton Avenue, Old Hickory, TN 37138.

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. Whenever 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 28th day of January, 2004.

John C Beasley
John C. Beasley, ~~by Carol Anne Beasley, Attorney-in-Fact~~

Carol Anne Beasley
Carol Anne Beasley
BY John C. Beasley POA

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 ~~Carol Anne~~ John C. Beasley ~~Beasley~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 28th day of January, 2004.

Commission expires 12/26/04

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of January, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named ~~Carol Anne~~ John C Beasley ~~Beasley~~, attorney-in-fact for ~~John C. Beasley~~ Carol Anne Beasley, with whom I am personally acquainted, and who acknowledged that ~~she~~ he executed the within instrument for the purposes therein contained, and who further acknowledged that ~~she~~ he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of January, 2004.

My Commission Expires: 1/1/2004

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282