Davidson County DEEDWARR
Recvd: 04/08/04 11:08 2pgs
Fees:13.00 Taxes:1546.60

20040408-0040189

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00

R. Douglas Beam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
R. Douglas Beam	R. Douglas Beam	118-13
1011 Graybar Lane	1011 Graybar Lane	GROUP
Nashville, Tennessee 37204	Nashville, Tennessee 37204	PARCEL 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *******Four Hundred Eighteen Thousand Dollars and Zero cents ($418,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John M. Carter and wife, Jenifer K. Carter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto R. Douglas Beam and Ralph H. Beam, as joint tenants with right of survivorship, 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.

BEING Lot No. 24 on the Map of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 75.0 feet on the southerly side of Graybar Lane and runs back 287.4 feet on the easterly line and 296.6 feet on the westerly line to a dead line measuring 75.0 feet thereon.

BEING the same property conveyed to John M. Carter and wife, Jennifer K. Carter, by deed from Mary T. Keeton unmarried, of record as Instrument No. 20030926-0142651 in the Register's Office for Davidson County, Tennessee

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1011 Graybar Lane, Nashville, TN 37204

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 5th day of April, 2004.

John M. Carter

Jennifer K. Carter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named , John M. Carter and Jennifer K. Carter, the bargainors, 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 Nashville, Tennessee this 5th day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee