Map 28A

040403S4

# OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 07/08/04 12:23 2pgs
Fees:13.00 Taxes:85.10

20040708-0081209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF June, 2004.

NOTARY PUBLIC

My Commission expires: 7-29-06

JO ANN SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| FRANK L. BEASLEY ETAL (NAME) | Same (NAME) | 93-16-64 |
| 4625 Setter Court (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

**For and in Consideration of** the sum of $ 23,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MERLA J. BEECH, TRUSTEE OF THE WILLIAM H. BEECH AND MERLA J. BEECH LIVING TRUST DATED JANUARY 19, 1996.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

FRANK L. BEASLEY AND L. V. HENDKING

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 96, as shown on the Map entitled Maury and Claiborne's Addition to South Nashville, of record in Plat Book 21, pages 84 and 85, Register's Office for Davidson County, Tenenssee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William H. Beech and Merla J. Beech, Trustees of the William H. Beech and Merla J. Beech Living Trust dated January 19, 1996, by deed of record as Instrument No. 20000824-083977, said Register's Office. The said William H. Beech having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Davidson County Taxes for 2004, which have been prorated and assumed by the Grantee.

This is unimproved ( ) improved (x) property, known as 103 Claiborne Street - Nashville, TN 37210

(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 23rd day of June, 2004.

Merla J. Beech Trustee
MERLA J. BEECH, TRUSTEE

**INDIVIDUAL ACKNOWLEDGMENTS:**

LAFAYETTE W. WILEY JR.
Commission # 1391345
Notary Public - California
Los Angeles County
My Comm. Expires Dec 22, 2006

STATE OF ~~TENNESSEE~~ CALIFORNIA }
County of ~~DAVIDSON~~ LOS ANGELES }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Merla J. Beech, Trustee of the William H. Beech and Merla J. Beech Living Trust dated January 19, 1996., the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of June, 2004.

My Commission expires:
DEC. 22, 2006

Lafayette W. Wiley
Notary Public

LAFAYETTE W. WILEY JR.
Commission # 1391345
Notary Public - California
Los Angeles County
My Comm. Expires Dec 22, 2006

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public