Davidson County DEEDWARR
Recvd: 09/01/04 14:21 2pgs
Fees:13.00 Taxes:166.50
20040901-0105931

WARRANTY DEED

FROM: Doris Mae Beaty,
Patricia Beaty Draughon
and Julia Burkitt

TO: Walter S. Clark, Jr.
Walter B. Clark and Randolph
Clark Moss and wife, Dinah L. Clark

This instrument prepared by:
DINAH L. CLARK
22 Public Square
Columbia, Tennessee 38401

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter S. Clark, Jr. et al 747 Greymont Drive Nashville, TN 37174	Same	Map 83-9 Parcel 294

For and in consideration of the sum of Zero Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the grantors herein, Doris Mae Beaty, individually and as attorney in fact for Patricia Beaty Draughon and Julia Faye Burkitt have bargained and sold and by these presents do transfer, and convey unto the said Walter S. Clark, Jr., Walter B. Clark and Randolph Clark Moss and wife, Dinah L. Clark, their heirs, successors, and assigns, all of the right, title and interest which they are seized and possessed in and to that certain property in Davidson County, Tennessee and described as follows:

Being Lot No. 98 on the Map of Rolling Acres of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Shady Lane at the common corner of Lots Nos. 97 and 98; thence with the line between said lots northeasterly 147.7 feet to a pont in the southerly margin of a 20 foot alley; thence with the southerly margin of said alley, westerly 196 feet to a concrete monument set in the easterly margin of Shady Lane, with its intersection with Hackberry Lane; thence with the easterly margin of Shady Lane, southerly, around a slight curve, 93 feet to another concrete monument in the northeasterly margin of said Shady Lane, and continuing with same southeasterly 79.8 feet to the point of beginning.

Being the same property conveyed to Annie Mae Hogan Beaty by deed of record in Book 4301, page 870, Register's Office for Davidson County, Tennessee.

The said Annie Mae Hogan Beaty having since died testate and having a Last Will and Testament which created a life estate in Clarence M. Beaty, Sr. Patricia Ann Beaty (Draughon) and Doris Mae Beaty. Said Last Will and Testament is of Record at the Probate Court Clerk's Office for Davidson County, Tennessee, Will Book _____, pages 458 and 459..

The said Clarence M. Beaty, Sr. having since died and the said Patricia Ann Beaty Draughon and Doris Mae Beaty upon the execution of this deed are dissolving the life estate and transferring any and all interest they may have in this property.

Further a one fifth interest in this property is held by the heirs of Clarence M. Beaty, Jr. and is not being transferred with this instrument.

This is improved property known as 631 Shady Lane, Nashville, Tennessee

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter S. Clark, Jr. (1/3), Walter B. Clark (1/3) and Randolph Clark Moss and wife, Dinah L. Clark (1/3) their heirs, successors and assigns, forever.

And Doris Mae Beaty, Julia Faye Burkitt and Patricia Beaty Draughon, covenant with the said Walter S. Clark, Jr., Walter B. Clark, Randolph Clark Moss and wife, Dinah Clark Moss, that they are lawfully seized and possessed of an undivided 3/5 interest in said land in fee simple; and have good right to convey their shares, and the same is unencumbered.

And Doris Mae Beaty, Julia Burkitt and Patricia Beaty Draughon do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said land to Walter S. Clark, Jr., Walter B. Clark, Randolph Clark Moss, and wife, Dinah Clark Moss, their heirs and assigns against the lawful claims of all persons whomsoever, except the heirs of Clarence M. Beaty, Jr.

WITNESS my hand this 1st day of Sept, 2004.

Doris Mae Beaty

Julia Faye Burkitt by Doris Mae Beaty
Attorney in Fact

Patricia Beaty Draughon by Doris Mae Beaty, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Doris Mae Beaty, personally appeared before me, a Notary Public of said County and State, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes contained therein. Doris Mae Beaty further acknowleged that she is the attorney in fact for Julia Faye Burkitt and Patricia Beaty Draughon; and being authorized so to do by the powers of attorney being recorded simultaneously herewith, executed the foregoing instrument for the purpose therein contained by signing the names of Julia Faye Burkitt by Doris Mae Beaty and Patricia Beaty Draughon by Doris Mae Beaty.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of September, 2004.

TRACEE D. CARPENTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Tracee D. Carpenter
NOTARY PUBLIC
My commission expires: May 28, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Dinah L. Clark having been first duly sworn, make oath that the actual consideration of value of this transfer is $45,000.00.

DINAH L. CLARK

Sworn to and subscribed before me
this 1st day of September, 2004.

TRACEE D. CARPENTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Tracee D. Carpenter
NOTARY PUBLIC
My commission expires: May 28, 2008