Davidson County DEEDWARR
Recvd: 09/24/04 15:14 2pgs
Fees:13.00 Taxes:6.94

20040924-0115732

WARRANTY DEED

FROM: Dawn Bragg,
and Daniel Beaty

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

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

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

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, Dawn Bragg and Daniel Beaty 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.

The said Clarence M. Beaty, Sr. having since died and the said Patricia Ann Beaty Draughon, Doris Mae Beaty having since dissolved their life estate and transferred any and all interest they had in this property. Julia Faye Beaty having since transferred any and all interest she had in this property.

Grantors are heirs of Clarence M. Beaty, Jr. and are transferring their interest in this property. The remainder of the heirs of Clarence M. Beaty, Jr. are not joining in this transfer.

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 Dawn Bragg and Daniel Beaty, 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 1/40 interest in said land in fee simple; and have good right to convey their shares, and the same is unencumbered.

And Dawn Bragg and Daniel Beaty 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 for the remaining heirs of Clarence M. Beaty, Jr.

WITNESS my hand this 24 day of SEPT, 2004.

Dawn Bragg

Daniel Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Dawn Bragg and Daniel 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 they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of September, 2004.

BEATRICE FALKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
My commission expires: 11-24-07

My Comm. Exp. Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Walter S. Clark, Jr., having been first duly sworn, make oath that the actual consideration of value of this transfer is $ 1,875.00

Walter S. Clark, Jr.

Sworn to and subscribed before me
this 24th day of September, 2004.

NOTARY PUBLIC
My commission expires: 11-24-07

BEATRICE FALKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Comm. Exp. Nov. 24, 2007