RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

58A

Davidson County DEEDWARR
Recvd: 12/14/04 10:27 3pgs
Fees:18.00 Taxes:521.70

20041214-0148346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 141,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

November 12, 2004.

NOTARY PUBLIC

COMMISSION EXPIRES: 7-21-07

DEBORAH TUBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Stephen Schween 631 Shady Lane Nashville, TN 37206	**Realty Mortgage Corporation** **215 Katherine Drive** **Flowood, MS 39232**	**MAP 83-9/294**

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, I/WE, **WALTER S. CLARK, JR., WALTER B. CLARK, RANDOLPH CLARK MOSS, DINAH L. CLARK, DONNA BEARDSWORTH, RANDY BEATY, TAMMY STRANE, RICKY BEATY, JR. AND NICHOLAS BEATY**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STEPHEN SCHWEEN, A SINGLE MAN**

HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 98, on the Map of Rolling Acres, as shown on plat of record in Plat Book 1130, page 34, in the 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 point 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 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**, recorded 1/15/1969, Register's Office for Davidson County, Tennessee.

Annie Mae Hogan Beaty having since deceased, testate, and having her Last Will and Testament probated in the Probate Court for Davidson County, Tennessee, on March 5, 1974, bearing Docket Number 59669.

Annie Mae Hogan Beaty's will established a life estate in Clarence M. Beaty, Sr., Patricia Ann Beaty and Doris Mae Beaty. Clarence M. Beaty, Sr.'s life estate having since terminated upon the death of Clarence M. Beaty, Sr., having died, intestate, a resident of Davidson County, Tennessee. Clarence M. Beaty, Sr. and Clarence M. Beaty one in the same person. **Patricia Ann Beaty** and **Doris Mae Beaty** having since relinquished their life estate by warranty deed of record in **Instrument Number 20040901-0105931**, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter S. Clark, Jr. Walter B. Clark and Randolph Clark Moss and wife, Dinah L. Clark in **Instrument No. 20040924-0115732**, recorded 9/24/2004 and **Instrument No. 20040901-0105931**, recorded 09/01/2004, Register's Office for Davidson County, Tennessee. **AS RE RECORDED IN INSTRUMENT NO.** 20041214-0148337 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

Shirley M. Clark having since deceased on the 27th day of March, 2000, / testate, a resident of Davidson County, Tennessee, a Heirship Affidavit having been recorded simultaneously herewith of reference in Instrument Number: 20041214-0148338, Register's Office for Davidson County, Tennessee.

Clarence M. Beaty, Jr. having since deceased on the 19th day of August, 2002, / testate, a resident of Davidson County, Tennessee. a Heirship Affidavit having been recorded simultaneously herewith of reference in Instrument Number: 20041214-0148339, Register's Office for Davidson County, Tennessee. Last Will and Testament probated in the Probate Court for Davidson County, Tennessee InstrumentNo.4802 886350.

Richard Beaty a/k/a Ricky Beaty having since deceased on the 13th day of December, 1987, intestate, a resident of Davidson County, Tennessee, a Heirship Affidavit having been recorded simultaneously herewith of reference in Instrument Number: 20041214-0148340, Register's Office for Davidson County, Tennessee.

Walter S. Clark, Jr., Walter B. Clark, Randolph Clark Moss, Dinah L. Clark, Donna Beardsworth, Randy Beaty, Tammy Strane, Ricky Beaty, Jr., and Nicholas Beaty hereby make oath that the above described property has never been the marital domicile of Walter S. Clark, Jr., Walter B. Clark, Randolph Clark Moss, Dinah L. Clark, Donna Beardsworth, Randy Beaty, Tammy Strane, Ricky Beaty, Jr., and Nicholas Beaty.

Dinah Clark Moss executes this instrument as Attorney-in-Fact on behalf of Randolph Clark Moss, pursuant to the Power of Attorney being recorded in Instrument No. *, said Register's Office. * 20041214-0148341

Donna Sue Beardsworth executes this instrument as Attorney-in-Fact on behalf of Randall Clarence Beaty, Ricky Beaty, Jr., Nicholas Beaty being recorded in Instrument Nos. 20041214-0148342, 20041214-0148343, 20041214-0148344, said Register's Office.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

Walter S. Clark, Jr., executes this instrument as Attorney-in-Fact on behalf of Tammy Strane, pursuant to the Power of Attorney being recorded in Instrument No. 20041214-0148345, said Register's Office.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:631 Shady Lane, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this date: NOVEMBER 12, 2004

x Walter B Clark

x Donna Beardsworth

x Randall Clarence Beaty

x by Donna Sue Beardsworth POA

x Nicholas Beaty

x by Donna Sue Beardsworth POA

x Walter S. Clark Jr.

x Tammy Strane by Walter S Clark Jr POA

x Ricky Beaty Jr

by x Donna Sue Beardsworth POA

Randolph Clark Moss by

Dinah Clark Moss POA

x Dinah L Clark

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Walter S. Clark, Jr., Walter B. Clark, Dinah L. Clark, Donna Beardsworth with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of November, 2004.

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: 1-29-05

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna Sue Beardsworth to me known to be the person who executed the foregoing instrument in behalf of Randall Clarence Beaty, Ricky Beaty, Jr. and Nicholas Beaty, and acknowledged that she executed that same as the free act and deed of the said Randall Clarence Beaty, Ricky Beaty, Jr. and Nicholas Beaty.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of November, 2004.

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: 1-29-05

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dinah Clark Moss to me known to be the person who executed the foregoing instrument in behalf of Randolph Clark Moss, and acknowledged that she executed that same as the free act and deed of the said Randolph Clark Moss.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of November, 2004.

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: 1-29-05

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walter S. Clark, Jr., to me known to be the person who executed the foregoing instrument in behalf of Tammy Strane, and acknowledged that he executed that same as the free act and deed of the said Tammy Strane.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of November, 2004.

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: 1-29-05

My Commission Expires JAN. 29, 2005