Box 14

24831-3

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130027802 DEEDWARR Recvd: 04/05/13 11:15 2 pgs Fees:13.00 Taxes:234.95 20130405-0033797	The actual consideration or value, whichever is greater, for this transfer is **$63,500.00.** Affiant Subscribed and sworn to before me, this the 4th day of April, 2013. Notary Public My commission expires: 9-19-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gerald Bequette **Joyce Bequette**	**NEW OWNERS**	**Map 071-08-0, Parcel 200.00**
P.O. Box 68225		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Beverly Sue Eberlei and Richard Eberlei, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerald Bequette and wife, Joyce Bequette

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:

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Howard E. Estes, Jr. and wife, Gloria D. Estes, by Deed from Edward Henderson and wife, Martha A. Henderson, dated November 27, 1964, of record in Book 3838, page 442, Register's Office for Davidson County, Tennessee. Gloria D, Estes died on September 30, 2005 and Howard E. Estes, Jr. died January 5, 2012. The said property was devised to Betty Sue Eberlei, by the Last Will and Testament of Howard Eldred Estes, Jr. of record in Docket No. 12P-130, Probate Court for said County. The said property was further conveyed to Beverly Sue Eberlie and husband, Richard Eberlei, by Quitclaim Deed, dated May 29, 2012, from Beverly Sue Eberlei, as Executrix of the Estate of Howard E. Estes, Jr., of record in Instrument No. 20120604-0048529, said Register's Office.

Beverly Sue Eberlei being one and the same as Beverly Sue Eberlie.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as: **517 Wesley Avenue, Nashville, TN 37207**

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 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 my/our hand(s) this **4th** day of **April, 2013.**

Beverly Sue Eberlei

Beverly Sue Eberlei

Richard Eberlei

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Beverly Sue Eberlei and Richard Eberlei,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **April, 2013.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-19-16