ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Beene (NAME:)	United Mortgagee Servicing Corp. (NAME:)	24W 11780
1401 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER:)	3200 Pacific Avenue (STREET ADDRESS:)	MAP 118-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	PAR 10

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by JAMES C. BEENE ET UX PAULINE M. BEENE, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, RICHARD HUGHES ET UX AVERNELL B. HUGHES hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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 the easterly half of Lot No. 95 on the Belmont Land Company's Plan of Lots, called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 95 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 188 feet to an alley.

BEING the same property conveyed to Avernell B. Hughes, a married woman, by deed from Leroy Preston and wife, Lou Ella Preston, of record in Book 2642, page 539, Register's Office for Davidson County, Tennessee.

STATE TAX $ 13.20
PROBATE .50
TOTAL $ 13.70

NOV 27 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 27 1964

This is unimproved ( ) improved ( ) property, known as 1401 Beechwood Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

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; and we do covenant with 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 our hands this the 27th day of November, 19 64

Richard Hughes

Richard Hughes

Avernell B. Hughes

Avernell B. Hughes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named Richard Hughes et ux Avernell B. Hughes the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 19 64.

Commission expires 1/20/65

Percy Wilkins, Jr.
Notary Public

WARRANTY DEED

FROM

RICHARD HUGHES ET UX

TO

JAMES C. BEENE ET UX

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

59963

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 27 2 52 AM '64

RECORDED IN BOOK 3836 PAGE 484

DEP. REG. 2.00

Return to Attorneys Title Co.