FORM NO. WD-1

BOOK 4922 PAGE 437

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,263.41

Roger D. Beckham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 75

Notary Public

MY COMMISSION EXPIRES: November 8, 1975

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Beckham etux (NAME)	Majestic Investment Company of Denver (NAME)	15DA37955
1418 Rosebank Ave. (STREET ADDRESS OR ROUTE NUMBER)	2420 West 26th Avenue (STREET ADDRESS)	Map 84-1
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Denver Colorado 80211 (CITY) (STATE) (ZIP)	Parcel 17

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, WE, ROGER F. FOX AND WIFE, MINNIE PAULETTE FOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER D. BECKHAM AND WIFE, LINDA F. BECKHAM

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. 3 of Overlook Park, as of record in Book 1835, page 62, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 75 feet on the west margin of Rosebank Avenue and runs back 211.2 feet on the southerly margin and 234.1 feet on the northerly margin, to a broken line in the rear measuring 82 feet.

BEING the same property conveyed to Roger F. Fox and wife, Minnie Paulette Fox by Deed from Otis Floyd Wallace, Jr., and wife, Martha W. Wallace, of record in Book 4661, page 276, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, is the, is the assumption of one certain Trust Deed dated November 30, 1972, and filed for record December 4, 1972, in the office of the Recorder of Deeds of Davidson County, Tennessee, in Book 4661, page 278, and note of even date thereby accured, in the original principal amount of $16,200.00 payable to Mortgage Associates, Inc., which debt the Grantees herein assumes and agrees to pay as part payment of the purchase price.
The Grantees further hereby assumes the obligations of Roger F. Fox and wife, Minnie Paulette Fox under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This conveyance is subject to restrictive covenants of record in Book 2027, page 153, Register's Office for Davidson County, Tennessee, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1418 Rosebank Avenue (House Number) (Street) Nashville, Tennessee 37206 (P. O. Address) (City or Town) (Postal Zip)

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 hand s this 12th day of June, 1975

Roger F. Fox

Roger F. Fox

Minnie Paulette Fox

Minnie Paulette Fox

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED BOOK 4922 PAGE 438 a Notary Public in and for said County and State, the within named Roger F. Fox and wife, Minnie Paulette Fox

the bargainor S, 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 12th day of June 19 75

Commission expires November 23, 1977

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ROGER F FOX ETUX

TO

ROGER D. BECKHAM ETUX

D 0 2 8 8 3

IDENTIF. REFERENCE

JUN 16 12 25 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 16 75 CONV 20,263.41
JUN 16 75 S'TAX A* 52.78
JUN 16 75 PB'FEE A* .50
JUN 16 75 W'DEED A* 4.00 * 57.28