ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James M. Beckham et ux (NAME)	Prudential Insurance Company (NAME)	Map 115-3
845 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	Par. 10
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Jacksonville, Florida (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and 00/100 ---------- DOLLARS

and the assumption and agreement to pay by the grantees herein, James M. Beckham and wife, Deborah L. Beckham, the unpaid balance of a note in the original principal sum of $15,900.00 secured by deed of trust of record in Book 3938, page 748, R.O.D.C.

JUL21'76	CONV	39,500.00			
JUL21'76	S'TAX		B*	102.70	
JUL21'76	PR'FEE		B*	.50	
JUL21'76	W'DEED		B*	4.00	* 107.20

We, Lee H. Pratt and wife, Martha C. Pratt, have bargained and sold, and by these presents do transfer and convey unto the said James M. Beckham and wife, Deborah L. Beckham

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To wit:

Being Lot No. 190 on the Plan of Brook Meade, Section VI, as of record in Book 2331, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 160 feet on the southwesterly side of Bresslyn Road and runs back 310.2 feet on the northwesterly line and 245 feet on the southeasterly line to a dead line in the rear on which it measures 172.8 feet.

Being the same property conveyed to Lee H. Pratt and wife, Martha C. Pratt, by deed from Harvill A. Freeland, Jr. and wife, Sherry Freeland, of record in Book 4342, page 705 and 706, said Register's Office.

This conveyance is made subject to easement of 10-feet for public utilities, setback line from Bresslyn Road of 70 feet, and conditions of owner's certificate, as shown on plan of record in Book 2331, page 4, said Register's Office; and to restrictive covenants contained in an instrument of record in Book 2333, page 629, said Register's Office.

Taxes for 1976, a lien, but not yet due and payable, and being prorated and will be paid by the buyer.

unimproved ( )
This is improved (X) property, known as 845 Bresslyn Road (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

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 our hands this 20th day of July, 1976.

Lee H. Pratt — Martha C. Pratt

BOOK 5048 PAGE 103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named Lee H. Pratt and wife, Martha C. Pratt

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, this 20th day of July, 1976.

My commission expires 11-10-76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $39,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Martha C. Pratt

Sworn to and subscribed before me this 20th day of July, 1976.

My commission expires 11-10-76 Notary Public

This instrument was prepared by:

John P. Brown, Jr. (Name) 3716 Hillsboro Road, Nashville, Tennessee 37215 (Address)

mail

WARRANTY DEED

FROM Lee H. Pratt and wife,

TO Martha C. Pratt

James M. Beckham and wife, Deborah L. Beckham

D 59400

IDENTIF. REFERENCE

JUL 21 10 07 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215