FROM

Charles Nelson, Jr.

TO

James L. Beckner and wife,

Jean Nelson Beckner

For draftsman's use

This instrument prepared by:

James L. Beckner
Chambers & Wiseman
12th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5209 PAGE 759

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James L. Beckner (NAME)	Same (NAME)	BM08755
4426 Manor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	130-10
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pcl. 57

(FOR REGISTER'S USE)

SCIENTIFIC REFERENCE
Oct 17 12 44 PM '77
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$105,000.00 — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 1977.

Notary Public

MY COMMISSION EXPIRES: 2/2/1981

(AFFIX SEAL)

E3 1 4 7 5

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Charles Nelson, Jr., have bargained and sold, and by these presents do transfer and convey, unto James L. Beckner and wife, Jean Nelson Beckner, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lots Nos. 1, 2 and 3, Block Four, on the Plan of Manors of Belle Meade, as of record in Book 547, page 152, Register's Office for said County.

SAID Lots adjoin and front together 225 feet on the northerly side of Manor Drive and run back between parallel lines with the easterly margin of Drew Place 150 feet to a dead line.

BEING the same property conveyed to Charles Nelson, Jr. by deed from William J. Wallace, IV, and wife, Patricia W. Wallace of record in Book 5103, page 664, Register's Office for Davidson County, Tennessee.

Said property is sold and conveyed subject to the following:

1. State, county and city of Belle Meade taxes for the year 1977, which have been assumed by the Grantees;

2. Restrictive covenants contained in an instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is partially improved property known as 4426 Manor Drive, Nashville, Tennessee, 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Beckner and wife, Jean Nelson Beckner, their heirs and assigns, forever.

And I, Charles Nelson, Jr., do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth.

And I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Jean Clinton Nelson, being the wife of the said Charles Nelson, Jr., has executed this Warranty Deed so that she may release and quitclaim to the Grantees all rights of dower and of homestead that she may have or may acquire in the premises.

Witness our hands this 17th day of October, 1977.

Charles Nelson, Jr.

Jean Clinton Nelson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said County and State, the within named Charles Nelson, Jr. and wife, Jean Clinton Nelson, 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 17th day of October, 1977.

Shirley L. Johnson
Notary Public

My Commission Expires:
10/29/77

OCT17E	CONV	90,000.00			
OCT17E	CONV	15,000.00			
OCT17E	S'TAX		B* 273.00		
OCT17E	PR'FEE		B* .50		
OCT17E	W'DEED		B* 4.00	*	277.50