Prepared by:

BOOK 5600 PAGE 416

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,842.79

Tennie K. McGhee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 19 80.

Notary Public

MY COMMISSION EXPIRES: July 12, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennie K. McGhee, et al (NAME)	McNeill Mortgage & Investment Co. (NAME)	147-4
107 Lancaster Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 11169 (STREET ADDRESS)	#171
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38111 (CITY) (STATE) (ZIP)	5DU-5968

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, Boardwalk Properties, a partnership composed of Owen Mark Beitsch, John Phillips and Wayne A. Reed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tennie K. McGhee and Ruth M. Scott

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 on the Plan of Resubdivision of Lot 38, Section 2, Beverly Heights, of record in Book 4470, page 5, Register's Office for said County.

Said Lot No. 3 fronts 83.0 feet on the southerly margin of Wallace Road and extends back 119.80 feet on the easterly line and 131.24 feet on the westerly line to a dead line in the rear, measuring 76.57 feet thereon.

Being the same property conveyed to Boardwalk Properties, a partnership composed of Owen Mark Beitsch, John Phillips and Wayne A. Reed by deed from Owen Mark Beitsch, et al of record in Book 5354, page 552, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5318, page 257, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said grantees.

The purchasers join in this conveyance and hereby agree to all the terms herein set out, and assume payment of the loan referred to above.

This is unimproved ( ) improved (X) property, known as 325 Wallace Road, Nashville, Tennessee 37211
(House Number) (Street) (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 hands this 9th day of May, 19 80

BOARDWALK PROPERTIES

BY: Wayne A. Reed

Tennie K. McGhee

Ruth M. Scott

Prepared by:

STATE OF TENNESSEE
Davidson County

BOOK 5600 PAGE 417

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne A. Reed, Tennie K. McGhee and Ruth M. Scott

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 9th day of May 19 80

Commission expires July 11, 1981

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who 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

Boardwalk Properties, a partnership composed of Owen Mark Beitsch, John ~~Phillips and Wayne A. Reed~~

TO

Tennie K. McGhee, et al

F 88784

IDENTIFICATION REFERENCE

MAY 9 2 33 PM '80

FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Prepared by:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5600 PAGE 418 _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58 48.79- CO	
			152.68 CO TX	
			.50 PRFEE	
			6.00 MOREC	
			CHECK 159.28-	
			825 1AD5/09/80 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 88784

ISSUE REFERENCE

MAY 9 2 33 PM '80

REGISTER

No. 756975