This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James Paul Beachboard et ux

TO

Lenwood P. Smith et ux

For draftsman's use

Prepared by:

Thomas O. H. Smith, Jr.
924 J. C. Bradford Bldg.
Nashville, Tennessee 37219

BOOK 6065 PAGE 971

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenwood P. Smith (NAME)	Wachovia Mortgage Company (NAME)	104-15-141
2718 West Linden Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	24W10205
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, N.C. 27102 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H50876

IDENTIF. REFERENCE

MAY 31 10 52 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 63,000.00 Robin H. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May, 1983.

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

For and in Consideration of the sum of $10.00

TEN and NO/100 DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged and other valuable consideration, including the assumption of $28,817.84 by Lenwood P. Smith and Wife, Robin H. Smith, being the unpaid principal balance of mortgage executed by James Paul Beachboard and Wife, Margaret Jane Beachboard to J. G. Palmer, Trustee, of record in Book 5239, page 710, Register's Office for Davidson County, Tennessee to secure the payment of their note dated December 30, 1977, in the original principal amount of $30,300.00, payable in monthly installments of $233.01 each, including principal and interest at the rate of 8.5% per annum, we James Paul Beachboard and Wife, Margaret Jane Beachboard have bargained and sold, and by these presents do transfer and convey unto the said Lenwood P. Smith and Wife, Robin H. Smith, 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 50 feet of the southerly part of Lot No. 14 on the plan of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for said County.

Said part of Lot No. 14 fronts 50.0 feet on the northerly margin of West Linden Avenue, formerly Sunset Avenue, and extends back 134.4 feet on the easterly line and 134.5 feet on the westerly line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to James Paul Beachboard and Wife, Margaret Jane Beachboard by deeds from Rudy G. Warner, III of record in Book 5239, page 710; James F. Warner of record in Book 5239, page 714, Mary Angela Warner Wolfe of record in Book 5239, page 712; and Catherine Grady Warner Smith of record in Book 5239, page 716, all in the Register's Office for Davidson County, Tennessee.

CHECK 05/31 170.30

1199

BOOK 6065 PAGE 972

WD-2

This is unimproved ( ) improved ( ) property, known as 2718 West Linden, Nashville, Tn. 37212
(House Number) (Street) 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 Lenwood P. Smith and Wife, Robin H. Smith, their heirs and assigns, forever.

And do covenant with the said Lenwood P. Smith and Wife, Robin H. Smith 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, except as state herein.

And we, James Paul Beachboard and Wife, Margaret Jane Beachboard do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lenwood P. Smith and Wife, Robin H. Smith, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 31st day of May, 1983

James Paul Beachboard

Margaret Jane Beachboard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas O. H. Smith, Jr., a Notary Public in and for said County and State, the within named James Paul Beachboard and Wife, Margaret Jane Beachboard

the bargainor, 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 31st day of May, 1983

Thomas O. H. Smith, Jr.
Notary Public.

Commission expires 10-20-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6065 PAGE 973

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			63000.00- CO	
			163.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 170.30-	
1199A	05/31/83	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 50876

IDENTIF. REFERENCE

MAY 31 10 53 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952573