FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,683.69

James M Beckhorn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1984.

Notary Public

MY COMMISSION EXPIRES: 6-28-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Buck, Baker & Bramlett, 200 4th Avenue North, Suite 618, Nashville, Tennessee 37219-2180

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Beckhorn (NAME)	SAME AS OWNER (NAME)	12-W22085
5504 Pennsylvania Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12W-22090
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Ray D. Langhans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Beckhorn and wife, Deborah Beckhorn and Homer Anderson and wife, Peggy Anderson

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:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 1407, and the westerly 7 feet of Lot No. 1405 of Block 41, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for Davidson, Tennessee.

SAID Lot No. 1407 and part of Lot 1405 front together 32 feet on the northerly side of Pennsylvania Avenue, and extend back between parallel lines 150 feet to an alley.

TRACT II:

BEING a 30 foot strip, more or less, bordered on the east by Mattie Blunkall Williams; on the south by Pennsylvania Avenue; on the west by W. C. Cummings and on the north by an alley, and being part of Lots Nos. 1401, 1403, and 1405, Block No. 41, Plan No. 2, in the town of West Nashville, and being part of the property bequeathed and devised to Mrs. Clara Cook under will of John H. Maddux of record in Book 40, page 500, Office of the County Court Clerk of Davidson County, Tennessee.

Being the same property conveyed to Ray D. Langhans by deed from Arthur Hatcher and wife, Christine P. Hatcher of record in Book 6055, Page 622, Register' Office, Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 5504 Pennsylvania Avenue, Nashville, TN 37209
(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 my hand this 27th day of April, 1984

Ray D. Langhans

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray D. Langhans

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of April 1984.

Commission expires 1-18-87

Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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
Ray D. Langhans

TO
James Beckhorn
Deborah Beckhorn
Homer Anderson
Peggy Anderson

PREPARED BY:

BUCK, BAKER & BRAMLETT
200 4th Ave., North
Suite 618
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

RUSH

11:9413

IDENTIF. REFERENCE

MAY 2 2 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			15683.69- CAMT.	
			40.82 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	47.32-
			3239A05/02/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 9 4 1 3

IDENTIF. REFERENCE

MAY 2 2 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32855