FORM NO. WD-1

BOOK 6333 PAGE 843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

James M. Beckham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 1984.

Notary Public

MY COMMISSION EXPIRES: Nov 4 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Beckham et ux and Homer Lee Anderson et ux (NAME)	Same (NAME)	91-2
845 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	262
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12W-25655

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, John C. Czarnik and wife, Florence L. Czarnik,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Beckham and wife, Deborah L. Beckham, and Homer Lee Anderson and wife, Peggy Jean 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:

LAND in Davidson County, Tennessee, being the easterly 50 feet of the westerly 160 feet of the south 150 feet of Block "I", plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

SAID part of Block "I" fronts 50 feet on the northerly side of New York Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to John C. Czarnik and wife, Florence L. Czarnik by deed from William E. Bailey and wife, Jean Carden Bailey, of record in Book 5669, page 348, 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 vendor's lien of record in Book 5515, page 995, Register's Office for Davidson County, Tennessee, and payable to St. Luke's Community House Episcopal, Inc.

T 34795
IDENTIF. REFERENCE
JUL 9 1 43 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/09 12.90- CHECK-

1387

This is unimproved ( ) unimproved (XX) property, known as 5606 New York Avenue, Nashville, Tennessee 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 our hands this 5th day of July, 19 84

John C. Czarnik

Florence L. Czarnik

PREPARED BY:

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 John C. Czarnik and Florence L. Czarnik, or proved to me on the basis of satisfactory evidence, 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 5th day of July 19 84

Commission expires Nov 1, 1987

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

dp

WARRANTY DEED

FROM

JOHN C. CZARNIK ET UX

TO

JAMES M. BECKHAM ET UX
AND
HOMER LEE ANDERSON ET UX

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6333 PAGE 845

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			14000.00-	CAMT.
			36.40	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 42.90-
			1887A07/09/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 4 7 9 5

IDENTIF. REFERENCE

JUL 9 1 43 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0050999

07/09 10.43- CHECK