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BOOK 1

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,800.00

John R. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1984.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN T. BECKWITH	Same	part of 172
c/o Bill Trickett Olds (NAME)	(NAME)	
1823 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	137
Madison, Tennessee 37115 (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, R. T. PHILLIPS INVESTMENT COMPANY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. BECKWITH and wife, JOAN D. BECKWITH,

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 being Lot No. 69 on the plan of Myrtlewood Estates, Section II, as of record in Book 6200, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for the complete details of description.

BEING part of the same property conveyed to R. T. Phillips Investment Company, Inc. by Deed from William B. Phillips, et al, of record in Book 6291, page 245, said Register's Office.

THIS conveyance is subject to setback lines, easements and all other matters shown on the referenced plat and is further made subject to the same restrictions imposed on Myrtlewood Estates, Section I, by instrument of record in Book 5801, page 814, as amended in Book 6007, page 776, said Register's Office, which restrictions will be later imposed by a later instrument to be filed by the Grantor specifically referencing Section II, Myrtlewood Estates.

CHECK
This is unimproved (XX) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

08/09 72 80-

887

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 July, 1984

R. T. PHILLIPS INVESTMENT COMPANY, INC.

By: Robert T. Phillips
Robert T. Phillips, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert T. Phillips and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the President and _____ respectively of the R. T. Phillips Investment Company, Inc., the within named bargainor, a corporation, and that ~~(he)~~ (they) as such President 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 Robert T. Phillips as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____, Tennessee on this the 27 day of July, 1984.

My commission expires 7/18/87

Judith D Simpson
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY, INC.

WARRANTY DEED

FROM

R. T. PHILLIPS INVESTMENT COMPANY,

TO

JOHN L. BECKWITH

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

IDENTIF. REFERENCE

FILED AND RECORDED
DAVIDSON COUNTY, TN

AUG 9 | 15 PM '84

I 4 2 0 0 1

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			25500.00-	CAMT.
			66.30	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	72.80-
			0887A08/09/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 42001

IDENTIF. REFERENCE

AUG 9 1 16 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0059718