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 $28,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. P. Jacobs (NAME)	First Investment Company (NAME)	15DA-05662
1004 Elvira Avenue (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Broad Street (STREET ADDRESS)	72-6
Nashville, TN. 37216 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 43213 (CITY) (STATE) (ZIP)	128

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, Robert B. Beck and wife, Martha Lu Beck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. P. Jacobs and wife, Emma Lou Jacobs

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:

BEING part of Lots "F" & "G", or Lot 10 on the corrected Plan of E.J. Childer's Subdivision of the H. H. Ambrose Tract, as of record in Book 332, page 134, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the southerly side of Elvira Avenue 96-1/2 feet east of the southeast corner of Elvira Avenue and Anderson Place; running thence south and parallel with said Anderson Place 180 feet, more or less, thence east 48 feet to a point; thence north and parallel with said Anderson Place 180 feet, more or less, to a point in the southerly margin of Elvira Avenue; thence west with the southerly margin of Elvira Avenue 48 feet to the point of beginning.

BEING the same property conveyed to Robert B. Beck and wife, Martha Lu Beck by deed from Luther Gordon Clemmons and Leslie Nathan Clemmons, heirs- at-law and devisees of the Will of William Houston Clemmons, of record in Book 6422, page 178, said Register's Office.

Survey by John Kohl dated December 4, 1984 shows a 20 foot sanitary sewers and/or storm drainage easement and easement is of record in Book 4275, page 327, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is (unimproved ( ) improved (X)) property, known as 1004 Elvira Avenue, (House Number) (Street) Nashville, TN. 37216 (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 December, 19 84

Robert B. Beck

Martha Lu Beck

12/10

354

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Beck and wife, Martha Lu Beck

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 December, 19 84

Commission expires 4/21/85

Patricia E. Clark
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

I: 6 8 7 1 9

IDENTIF. REFERENCE

Dec 10 9 31 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Robert B. Beck

Martha Lu Beck

TO
W. P. Jacobs

Emma Lou Jacobs

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

28500.00- CAMT.
74.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 80.60-
3649A12/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 7 1 9

IDENTIF. REFERENCE

DEC 10 9 31 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91513