FORM NO. WD-1

File # 2
Gregory & Gregory

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$20,999.35

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 19 84.

Notary Public

MY COMMISSION EXPIRES 10-10-1986

(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
Robert B. & Martha Lu Beck (NAME)	The Lomas & Nettleton Company (NAME)	Map 105-11
1063 Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	Par. 10
Nashville, TN 37216 (CITY) (STATE) (P O ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	6DA-20705

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, Mildred E. Rankin, a widow

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Beck and wife, Martha Lu Beck

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 Lot No. 1 on the Plan of Patton's Re-Subdivision of Lot No. 15 and part of Lot No. 16 in John P. Williams' Addition, of record in Book 974, page 44, said Register's Office.

SAID Lot No. 1 fronts fifty (50) feet on the northerly side of Southgate Avenue and runs back between parallel lines 303 feet to an alley.

BEING the same property conveyed to David Andrew Rankin and wife, Mildred E. Rankin by deed from Earnest C. Woodard and wife, Helen V. Woodard of record in Book 3800, page 292, Register's Office for Davidson County, Tennessee. The said David Andrew Rankin having since died.

Grantees hereby assume and agree to pay the mortgage held by The Lomas & Nettleton Company of record in Book 3623, page 467, said Register's Office. The escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to such restrictive covenants, easements and setback lines of record in said Register's Office.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAR 20 2 34 PM '85

IDENTIF. REFERENCE

1 9 2 5 5 4

This is unimproved ( ) improved (X) property, known as 604 Southgate Avenue (House Number) (Street) Nashville, TN 37203 (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 s this 11th day of July, 19 84

Mildred E Rankin

Mildred E. Rankin

03/22 CK

3034

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Mildred E. Rankin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July 19 84

Commission expires 10-10-1986

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

WARRANTY DEED

FROM
Mildred E. Rankin

TO
Robert B. Beck and wife,
Martha Lu Beck

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

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

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RECEIVED OF _____

FOR _____

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

20999.36- CAMT.
54.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 61.10-
3034A03/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8255-4

IDENTIF. REFERENCE

MAR 28 2 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120104