BOOK 6954 PAGE 561 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$40,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert B. & Martha Lu Beck (NAME)	Same (NAME)	Map 83-1
1063 Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. Nos. 89 & 90
Nashville, TN 37216 (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, Helen C. Smith now Yates

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:

TRACT I - 1100 Gallatin Road

BEING the south part of Lot No. 59 on the Map of Jones and Bradford's Subdivision of record in Book 161, page 142, Register's Office for Davidson County, Tennessee, described according to a survey made thereof June 26, 1935 by W. B. Southgate, Surveyor, as follows:

BEGINNING at an iron pin at the northwest corner of Sharpe Avenue and the Gallatin Road or Avenue; thence northwardly along the west line of Gallatin Avenue, 25 feet 6 inches to an iron pin; thence westerly 73 feet to an iron pin in the common line of Lots Nos. 58 and 59 on said plan; thence southwardly with said line 40 feet 6 inches to the north line of Sharpe Avenue; thence eastwardly along the north line of said Sharpe Avenue 67 feet 6 inches to the point of beginning.

BEING the same property conveyed to Floyd H. Smith and wife, Helen C. Smith by deed from Walter W. Whitman and wife, Dorothy Morrison Whitman of record in Book 2855, page 151, Register's Office for Davidson County, Tennessee. The said Floyd H. Smith having since died. Helen C. Smith is now Helen C. Yates.

TRACT II - 1102 Gallatin Road

BEING a part of the northerly part of Lot 59, Map of Jones and Bradford's Subdivision of record in Book 161, page 142, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin on the westerly margin of Gallatin Pike 25.5 feet north of the intersection of said Pike and Sharpe Avenue; thence northerly along the westerly line of said Pike 60 feet to a point, being the southeast corner of the property conveyed to Esther Pulley and husband, J. W. Pulley, by deed from Frank Higgins and Joe Frank, of record in Book 1314, page 220, thence westerly along the south line of said Pulley property 85.7 feet to a point in the west margin of said Lot No. 59; thence south along the west margin of said Lot No. 59, 61.5 feet to a point; thence east 73 feet to the point of beginning.

BEING part of the same property conveyed to Floyd H. Smith and wife, Helen C. Smith by deed from Frank Higgins and Mrs. Sophia Frank of record in Book 2991, page 10, Register's Office for Davidson County, Tennessee. The said Floyd H. Smith having since died. Helen C. Smith is now Helen C. Yates.

Taxes for 1986 have been pro-rated and assumed by Grantee.
Clyde A. Yates, Jr. joins in the execution of this instrument to convey whatever marital rights he may have.

unimproved
This is improved ( ) property, known as 1100 and 1102 Gallatin Road Nashville, TN
(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 hand s this 18th day of August, 19 86

Helen C. Smith now Yates

Clyde A. Yates, Jr.

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 Helen C. Smith now Yates and ~~Clyde A. Yates, Jr.~~

the bargainor S, 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 18th day of August 19 86.

Commission expires 5/13/89

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
Helen C. Smith now Yates

TO
Robert B. Beck and wife,
Martha Lu Beck

335577

IDENTIFICATION REFERENCE

Aug 20 10 54 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

40000.CO- CAMT.
112.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.50-
2312A08/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33557

IDENTIFICATION

AUG 20 10 54 AM '86

No. 285348