BC - 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,561.50

Anthony L. Beckley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October A.D. 86

Notary Public

MY COMMISSION EXPIRES: 7-18-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Anthony L. Beckley et ux (NAME)	Countrywide Funding Corporation (NAME)	6DU-60475
501 Hearthstone Circle (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Ave. P. O. Box 7137 (STREET ADDRESS)	160-12-134
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA 91109-7137 (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, Rodrigo A. Agbunag, Jr. and wife, Melody Anne S. Agbunag

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony L. Beckley and wife, Shirley W. Beckley

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 Lot No. 92 on the plan of Phase 2 Hearthstone, of record in Book 5200, page 323 and amended in Book 6001, page 329, Register's Office for said County.

Said Lot No. 92, which is a corner lot, fronts 113.48 feet on the southwesterly margin of Hearthstone Circle and fronts 102.35 feet on the northwesterly margin of Trousdale Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 126.59 feet on the northwesterly line and 132.00 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Rodrigo A. Agbunag, Jr. and wife, Melody Anne S. Agbunag by deed from Radnor Homes, Inc. of record in Book 5917, page 176, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of covenants, conditions, and restrictions of record in Book 5409, page 485, Book 5479, page 422 and Book 5802, page 577, all in the Register's Office for said County, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (XX) property, known as 501 Hearthstone Circle, (House Number) (Street) Brentwood, TN 37027 (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 3rd day of October, 19 86

Rodrigo A. Agbunag, Jr.

Melody Anne S. Agbunag

BOOK 7002 PAGE 965

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Rodrigo A. Agbunag, Jr. and wife, Melody Anne S. Agbunag

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 3rd day of October, 1986.

NOTARY PUBLIC

My commission expires: 4-8-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Rodrigo A. Agbunag, Jr. and wife,

Melody Anne S. Agbunag

TO

Anthony L. Beckley and wife,

Shirley W. Beckley

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFY REFERENCE

FILED
OCT 7 2 14 PM '86
KELLY J. WILSON II REGISTER
DAVIDSON COUNTY, TN

5 0 3 8 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7002 PAGE 966

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

165501.50- CONT.
463.00 CSTAX
.50 PRFE
6.00 WDEE
CHECK 470.13-
1406A10/07/86 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50381

IDENTIFICATION REFERENCE

Oct 7 2 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303996