ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Frederick George Beasley et al (NAME)	Atlantic Coast Mortgage Company (NAME)	72-4-6
1403 Jakes Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr., Ste 100/210 (STREET ADDRESS)	Field Book: 15DZ-32390
Nashville, TN 37216 (CITY) (STATE) (ZIP CODE)	Fairfax, VA 22030 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7159 PAGE 624

For and in consideration of the sum of sixty thousand and no/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

The Estate of Carrie D. Oates, by Evelyn D. Wallace, Executrix, the Grantor

have bargained and sold, and by these presents do transfer and convey unto the said Frederick George Beasley and wife, Elizabeth A. Beasley, and I. Maynard Simpson, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being parts of Lots Nos. 2 and 3 on the Plat of Resubdivision of Lots 5 and 6, East Nashville Golf Club, of record in Plat Book 547, page 6, said Register's Office.

Said parts of Lot Nos. 2 and 3 front together 100 feet on the north margin of Jakes Avenue and extend back 273.25 feet on the easterly line and 267.75 feet on the westerly line to a line on the rear on which it measures 95 feet.

Being all the same property conveyed to Joseph M. Oates and wife, Carrie D. Oates by deed from Daisey L. Griffin, a widow, of record in Book 3102, page 615, said Register's Office. The said Joseph M. Oates having since died on February 17, 1986 in Davidson County, Tennessee, and Carrie D. Oates having since died testate on September 11, 1986. See will at Probate Court Clerk's Office, Davidson County, Tennessee (#78887) for Evelyn D. Wallace, Executrix authority to sell property, and said Will being of record in Will Book 156, page 176, said Probate Court Clerk's Office.

This conveyance is subject to 1987 property taxes, which have been pro-rated this date and the grantees assume in full, and to limitations shown on the said plan of record in Book 547, page 6, said Register's Office.

This is improved (X) property, known as 1403 Jakes Avenue (House Number) (Street)
Nashville, TN 37216 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 March, 19 87.

The Estate of Carrie D. Oates

Evelyn D. Wallace executrix

BY: Evelyn D. Wallace, Executrix

BOOK 7159 PAGE 625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alisa A. Wilkins, a Notary Public in and for said County and State, the within named Evelyn D. Wallace, Executrix

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 5th day of March, 19 87

My commission expires 9-11-1990 Notary Public Alisa A. Wilkins

NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Frederick George Beasley

Sworn to and subscribed before me
this 6th day of March, 19 87.

My commission expires 4-17-89 4-17-88 Notary Public Marbut Glenn Gaston

NOTARY PUBLIC AT LARGE STATE

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

01204

IDENTIFICATION REFERENCE

MAR 6 12 24 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM The Estate of Carrie D. Oates
by Evelyn D. Wallace,
Executrix

TO Frederick George Beasley
and wife,
Elizabeth A. Beasley
and
I. Maynard Simpson,
unmarried

Ticor Title Ins. Co.

044 003099

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7159 PAGE 626

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

[illegible] -
100.00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 174.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01204

IDENTIFICATION REFERENCE

MAR 6 12 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53990