ADDRESS NEW OWNERS	SEND TAX BILLS TO 20	MAP-PAR NO.
H. Duane Ryan, unmarried 2412 Eugenia Avenue Nashville, TN	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	6DA-26565 118-08 80

WARRANTY DEED BOOK 7443 PAGE 47

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Burnice Eugene Beshears,** unmarried, have bargained and sold, and by these presents do transfer and convey unto the said H. Duane Ryan, unmarried, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 72 fronts 50 feet on the easterly side of Eugenia Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Burnice E. Beshears and wife, Billie Sue Beshears by deed from Melvin K. Norman and wife, Maudie Nell Norman of record in Book 2437, Page 148, said Register's Office for said County. The said Burnice E. Beshears and Billie Sue Beshears having since divorced in the Probate Court for Davidson County, Tennessee under Docket No. 64304, which is recorded in Book 4598, Page 261, Register's Office, the property was divested out of Billie Sue (Parsley) Beshears and vested solely in Burnice Eugene Beshears in fee simple.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **2412 Eugenia Avenue, Nashville, TN**

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 4 day of January, 1988.

Burnice Eugene Beshears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Burnice Eugene Beshears, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $36,500.00

N. Duane Lyon
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5TH DAY OF January, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

9.5.429.

IDENTIFICATION REFERENCE

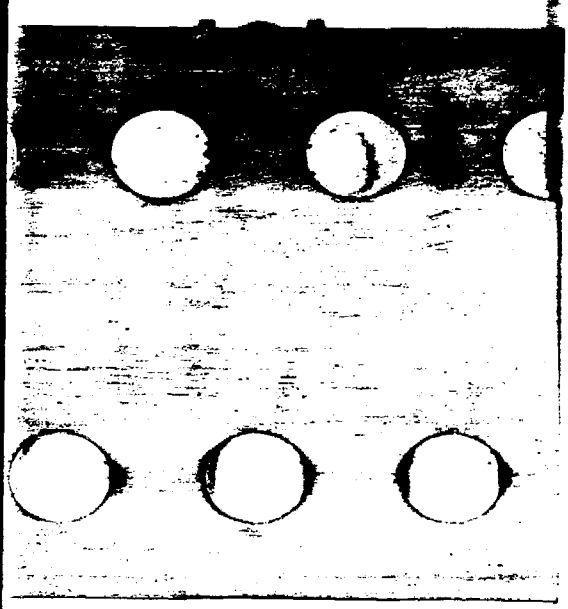
JAN 5 11 56 AM '88
DAVIDSON COUNTY, TN

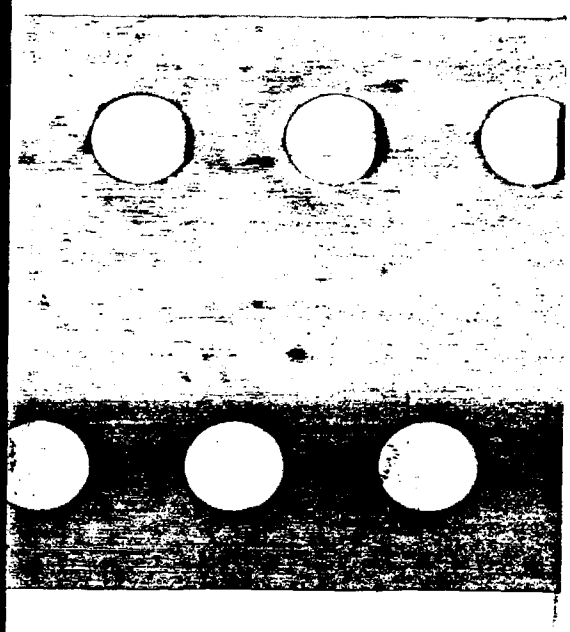
3709 01/05 0101 03CHECK 108.70

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7443 PAGE 49

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
	CAMT	36500.00		
	MOR TX	102.20		
	ERR	CO		
	MOR TX	102.20-		
	CON TX	102.20		
	PRFEE	0.50		
	WDEED	6.00		
	TOTAL	108.70		
	CHECK	108.70		

01/05/88 01 11:59 0001 5709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95429

IDENTIFICATION REFERENCE

JAN 5 11 56 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 50743