Prepared by: Union Security Title Corporation
3322 West End Avenue, Suite 400
Nashville, Tennessee 37203

BOOK 7599 PAGE 123

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Frankie Leon Beech, Sr. (NAME) | Same (NAME) | 148-10-0 |
| 3912 Creekside Dr. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 046.00 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Sixty-two Thousand Eight Hundred Twenty-three and 24/100---------- *Dollars,*

a part of which considerationis the Grantees assumption and agreement to pay that certain indebtedness evidenced by a deed of trust of record in Book 6964, page 865, Register's Office for Davidson County, Tennessee, which indebtedness is payable to Standard Federal Savings Bank in the approximate principal amount of $58,823.24.

we, Dannie K. Birchfield and wife, Patricia V. Birchfield

*have this day bargained and sold, and do hereby transfer and convey unto the said* Frankie Leon Beech, Sr.

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 176 on the plan of Section Five, Locustwood, of record in Book 2663, page 43, Register's Office for said County.

Said Lot No. 176 fronts 79.99 feet on the easterly margin of Creekside Drive and extends back 200.4 feet on the northerly line and 217.5 feet on the southerly line to a dead line in the rear, measuring 68.6 feet thereon.

Being the same property conveyed to Dannie K. Birchfield and wife, Patricia V. Birchfield by deed from Larry R. Groom and wife, Marie B. Groom of record in Book 6964, page 862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the deed of trust above referenced, financing statements of record in Book 7203, page 523, and Book 7203, page 524, both in said Register's Office, taxes for 1988 and subsequent years, the matters shown on the plan of record above referenced, and all easements and restrictions of record.

The escrow account in connection with the following loan assumed herein is hereby transfereed to the Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 62,823.24

*Subscribed and sworn to before me this the* 24th *day of* June *19* 88

Suzanne Foreman
*Affiant*

*My commission expires:* 1/9/91
*(Affix Seal)*

*Notary Public*

*unimproved ( )*
*This is improved (X) property, known as* 3912 Creekside Dr., Nashville, TN 37211
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 24th *day of* June *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dannie K. Birchfield

Patricia V. Birchfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Dannie K. and Patricia V. Birchfield

*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 purposes therein contained.*

*Witness my hand and official seal at* _____ *Tennessee, this* 24th *day of* June, *19* 88.

*Commission expires* 1-9-91 _____ *Notary Public*

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public 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* _____ *self to be* _____ *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* _____ *self as* _____.

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

_____ *Notary Public*

*Commission expires* _____

RUSH

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

Jul 14 12 47 PM '88

IDENTIFICATION REFERENCE

4917.6

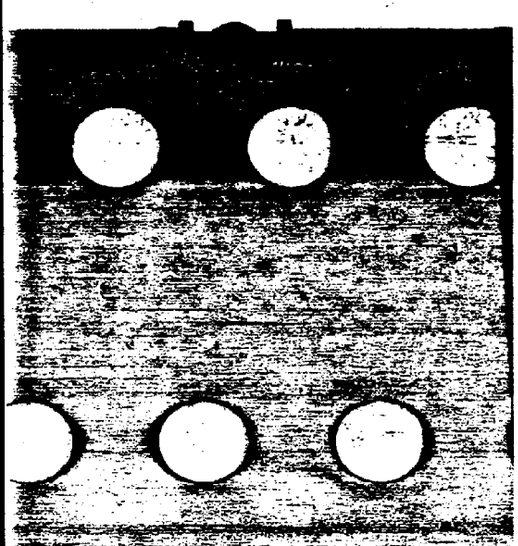
WARRANTY DEED

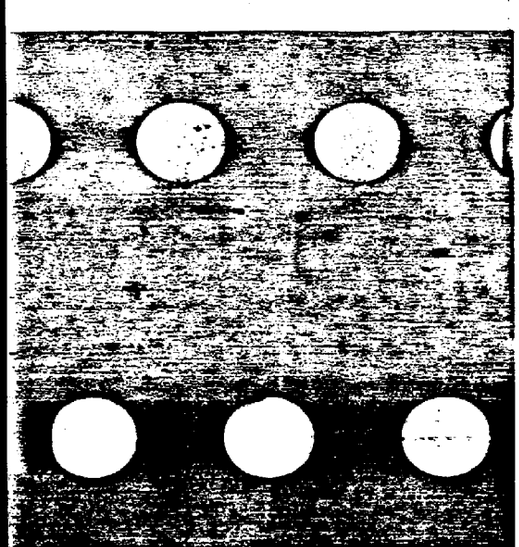
FROM

TO

6895 07/14 0101 02 CHECK 213.74

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





**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 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CAMT | 62823.24 |
| CONV TX | 207.24 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 213.74 |
| CHECK | 213.74 |

49176 IDENTIFICATION REFERENCE

JUL 14 12 47 PM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

07/14/88 01 12:49 0001 6895

**No.** 112724