BOOK 7653 PAGE 918

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 1988

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 9, 1989
(AFFIX SEAL)

Mail

Ted A. Burkhalter THIS INSTRUMENT WAS PREPARED BY Suite 300 Centennial Place, 80 Twenty-Ninth Avenue North, Nashville, Tennessee 37203
Attorney At Law
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Vaughn Happel et ux (NAME)	same as owner (NAME)	Map 90-15
435 Capri Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgagee: Electric Service Cr Un (STREET ADDRESS)	Parcel 158
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	08DA 33565

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 Sadie Ruth Felker Beasley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Vaughn Happel and wife, Dixie Lyne Happel,

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:

BEING Lot No. 1170 on the Plan of Charlotte Park, Section 16, as of record in Book 3300, page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1170 fronts 68 feet on the westerly side of Capri Drive and extends back 166 feet, more or less, on the northerly line and 178.1 feet, more or less, on the southerly line, to the low water mark of the Cumberland River, on which it measures 115 feet thereon.

BEING the same property conveyed to Terry N. Beasley and wife, Sadie F. Beasley, by warranty deed from Gilbert Oscar Erickson and wife, Eva E. Erickson, of record in Book 4038, page 770, said Register's Office.

THE SAID Terry N. Beasley and wife, Sadie F. Beasley, having since divorced and this property awarded to Sadie Ruth Felkner Beasley by Court Order of record in Book 6303, page 245, said Register's Office.

SADIE F. BEASLEY, SADIE R. F. BEASLEY and SADIE RUTH FELKER BEASLEY are all one and the same person.

6 8 0 6 5

IDENTIFICATION

SEP 16 9 34 AM '88

ELAINE WILKINSON REGISTER
DAVIDSON COUNTY TN

7642 09/16 0101 03CHECK 296.90

This is unimproved ( ) improved (X) property, known as 435 Capri Drive, Nashville, Tennessee 37209
(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 unincumbered, 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 my hand this 18th day of August, 1988

Sadie Ruth Felker Beasley
SADIE RUTH FELKER BEASLEY

STATE OF TENNESSEE }
Davidson County }

BOOK 7653 PAGE 919

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SADIE RUTH FELKER BEASLEY

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, Tennessee, this 18th day of AUGUST, 19 88.

Commission Expires My Commission Expires July 9, 1989

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Sadie Beasley

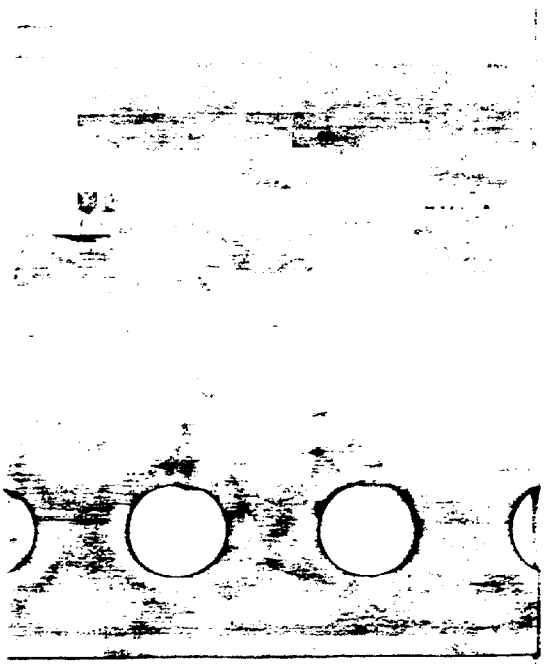
TO

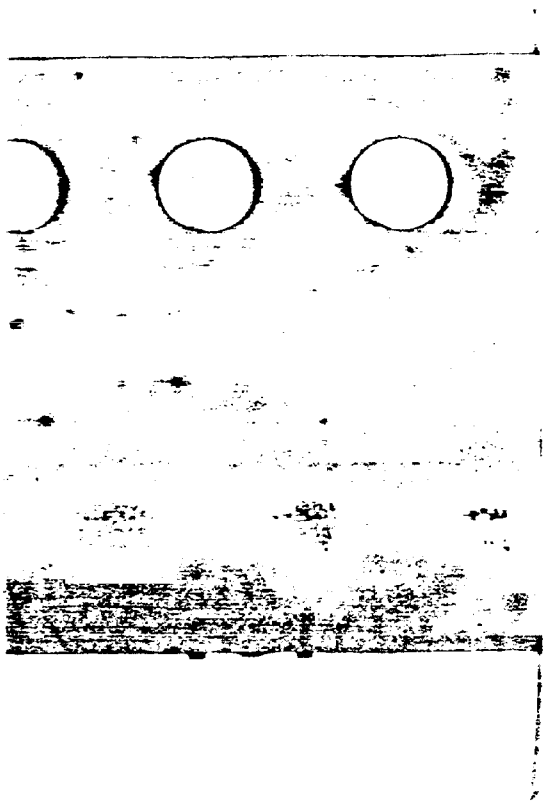
Paul Happel et ux

435 Capri Drive

Ted A. Burkhalter
Attorney At Law

Suite 303 Cenntral Plaza
[illegible]





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7653 PAGE 920

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	88000.00
CON TX	290.40
PRFEE	0.50
WDEED	6.00
TOTAL	296.90
CHECK	296.90

09/16/88 01 09:36 0001 7642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68065

IDENTIFICATION REFERENCE

SEP 16 9 34 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 134654