FILE BOX "7" FILE NO. 24183

FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,820.97

Kelly Delaney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER 1988.

Notary Public

MY COMMISSION EXPIRES: 6-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. LOCKERT, SR. et ux	LUMBERMEN'S INVESTMENT CORPORATION	98-5-41
(NAME) 5929 New Hope Ct.	(NAME) P. O. Box 40	4D-17367
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN. 37076	(STREET ADDRESS) Austin, Texas 78767	
(CITY) (STATE) (PO ZIP)	(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, CHARLES A. BEAMAN and wife, RUTH ANN BEAMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. LOCKERT, SR., and wife, LOUISE K. LOCKERT,

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. 159 on the plan of Lake Park, Section Five, of record in Book 4660, page 198, as amended in Book 5025, page 948 and in Book 5025, page 950, Register's Office for said County.

SAID Lot No. 159 fronts 73.33 feet on the southwesterly margin of New Hope Court and extends back 190.0 feet on the northwesterly line and 184.95 feet on the southeasterly line to a dead line in the rear, measuring 96.90 feet thereon.

BEING the same property conveyed to Charles A. Beaman and wife, Ruth Ann Beaman by deed from Precision Crafted Homes/Lake Park, Inc., of record in Book 5191, page 969, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to LUMBERMEN'S INVESTMENT CORPORATION, of record in Book 5191, page 971, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 5929 New Hope Court, Hermitage, Tennessee 37076
(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 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 hand s this 8th day of December, 19 88

Charles A Beaman
CHARLES A. BEAMAN

Ruth Ann Beaman
RUTH ANN BEAMAN

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STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CHARLES A. BEAMAN and wife, RUTH ANN BEAMAN,

the bargainors, 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 Nashville, Tennessee, this 8th day of December, 1988.

Janet A. Davis
Notary Public

Commission Expires 1-10-89

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

CHARLES A. BEAMAN et ux

TO

JAMES R. LOCKERT, SR., et ux

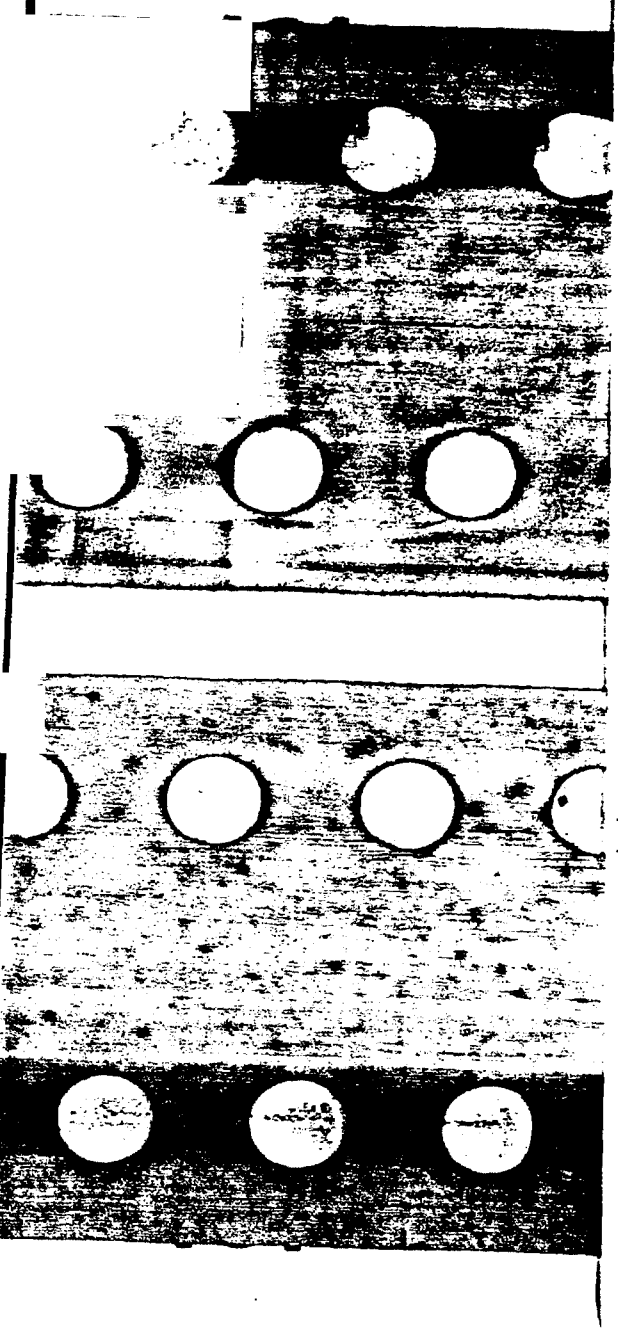
93649

IDENTIFICATION REFERENCE

Dec 14 2 10 PM '88

FILED & WILSON TE REGISTER
DAVIDSON COUNTY, TN

7568 12/14 0101 03CHECK 256.64



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 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

CAMT	75820.97
CON TX	250.14
PRFEE	0.50
WDEED	6.00
TOTAL	256.64
CHECK	256.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/14/88 01 14:10 0001 7568

93649

IDENTIFICATION

DEC 14 2 10 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 163747