File Box 8/tl

THIS INSTRUMENT PREPARED BY: WILKINS & IVEY, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
George R. Beasley 1606 Jones Avenue Nashville, TN 37207	Countrywide Funding Corporation 155 N. Lake Ave., P.O. Box 7137 Pasadena, CA 91109-7137	MAP 71-12 PARCEL 64 12DA-45455

WARRANTY DEED

BOOK 7729 PAGE 552

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Emmett Waddy and wife, Eddie June Waddy hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto George R. Beasley, unmarried hereinafter called the Grantee, Grantee's 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. 31 and the northerly 15 feet of Lot No. 32 on the plan of "Joywood" a Subdivision of Nashville, of record in Book 974, page 45 and erroneously referred to in a prior deed as Book 1366, page 82, Register's Office for said County.

SAID Lot No. 31 and the northerly 15 feet of Lot No. 32 fronts 65 feet on the westerly margin of Jones Avenue and extends back between parallel lines a distance of 148 feet to a dead line.

Being the same property conveyed to Emmett Waddy by Installment Deed from Mary E. Johnson, an unmarried widow of record in Book 7154, page 881, Register's Office for Davidson County, Tennessee.

94297

INSTRUMENT PREPARED

DEC 16 12 22 PM '88

This is (xx)improved property, known as 1606 Jones Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of December, 1988.

Eddie June Waddy
Eddie June Waddy

Emmett Waddy
Emmett Waddy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of December, 1988, before me personally appeared Emmett Waddy and wife, Eddie June Waddy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7729 PAGE 553

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 37,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of December, 1988.

My Commission Expires: 9-26-92

_____
Notary Public

WILKINS JR. JESSE NOTARY PUBLIC AT LARGE TENNESSEE

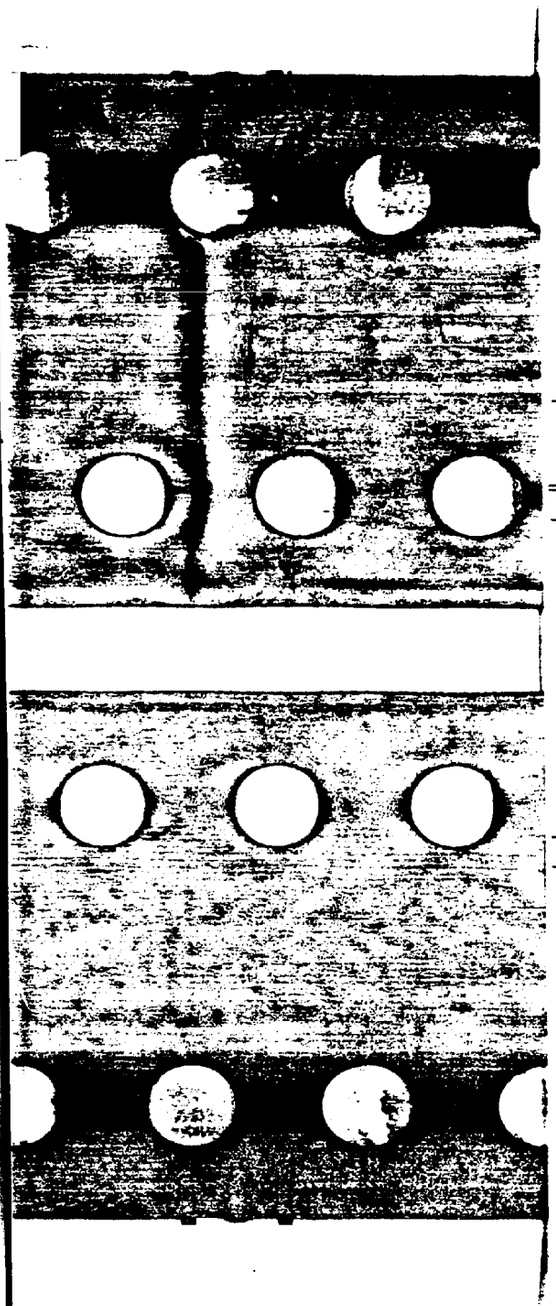
WARRANTY DEED

from:
Emmett Waddy and wife, Eddie June Waddy

to:
George R. Beasley, unmarried

8342 12/16 0101 03CHECK 130.25

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



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

RECEIVED OF _____

FOR _____

BOOK 7729 PAGE 554

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 37500.00
CON TX 123.75
PRFEE 0.50
MTGFEE 6.00
TOTAL 130.25
CHECK 130.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/88 01 12:21 0001 8342

9.4.2.9.7.

IDENTIFICATION REFERENCE

DEC 16 12 22 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 164510