BOOK 7976 PAGE 196

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 1989

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Robert B. & Martha Lu Beck	Same	Map 72-10
(NAME)	(NAME)	
4205 Gallatin Road		Par 230
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		15DZ-14345
(CITY) (STATE) (P.O. 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. James Irwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Beck and wife, Martha Lu Beck

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 part of the Old Litton Farm and being the property described in Book 3643, page 269, Register's Office for Davidson County, Tennessee, and further described by John Kohl, Surveyor, dated February 6, 1979, as follows:

BEGINNING on the westerly margin of Scott Avenue at a point 50 feet south of the southerly margin of Litton Avenue; thence with the westerly margin of Scott Avenue, southwardly 50 feet; thence westwardly 150 feet to a point; thence northwardly 50 feet to a point; thence eastwardly 150 feet to the point of beginning.

BEING the same property conveyed to James Irwin by deed from J. Michael Dorsey, Acting Secretary of Housing and Urban Development, of record in Book 7768, page 156, Register's Office for Davidson County, Tennessee.

79245

IDENTIF. REFERENCE

Nov 3 | 53 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1989 have been pro-rated and paid.
Betty Jane Irwin joins in the execution of this instrument to convey whatever marital rights she may have.

unimproved ( )
This is improved (X) property, known as 2314 Scott Avenue Nashville, TN 37216
(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. Whereever 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 2nd day of November, 1989

James Irwin

Betty Jane Irwin

[redacted]

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7976 PAGE 197

Personally appeared before me, James Irwin and Betty Jane Irwin
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand, at office, this ____ day of November 19 89.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

James Irwin

TO

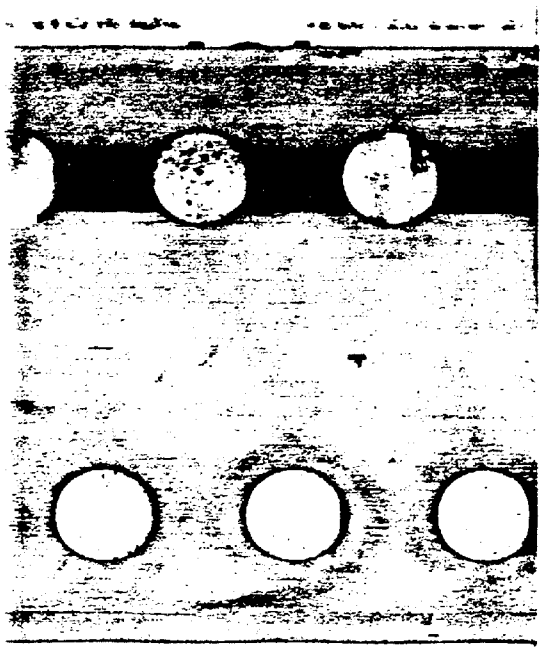
Robert B. Beck and wife,
Martha Lu Beck

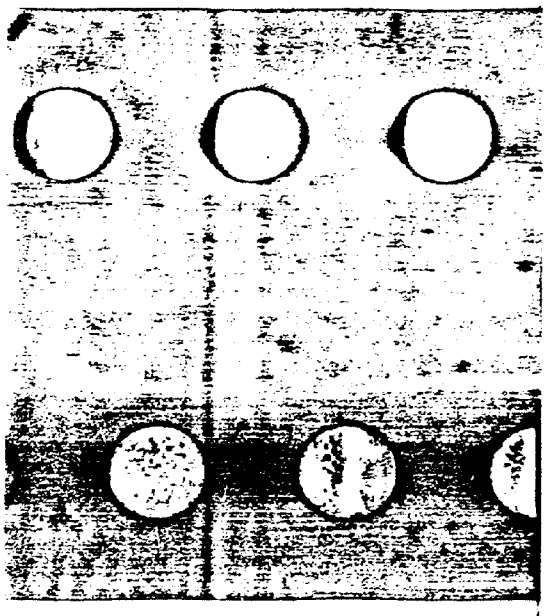
103.03 CHECK 0101 03/03/11 1069

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 7976 PAGE 198

FOR _____

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	29100.00
CON TX	96.03
PRFEE	1.00
WDEED	6.00
TOTAL	103.03
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	103.03

11/03/89 01 13:53 0001 1069

79245

IDENTIF. TREFERENCE

Nov 3 1 53 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 263954