Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Affiant

Subscribed and sworn to before me, this 25th day of [illegible], 1990.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
KENNETH L. EZELL, JR.
STATE OF TENNESSEE
MY COMMISSION EXPIRES JULY 13 1991

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
James L. Beckner, et ux 410 Royal Oaks Drive Nashville, Tennessee 37205	same	116-11-98 BM01660

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES D. BOMBOY, JR., and wife, MARTHA R. BOMBOY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES L. BECKNER and wife, CAROLYN THOMPSON BECKNER, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a portion of Lot No. 2 on the Plan of Bomboy Subdivision of record in Plat Book 7900, page 36, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the easterly right of way of Royal Oaks Avenue (uncut) at the southwesterly corner of said Lot 53 and the northwesterly corner of Lot 2 as shown on Royal Oaks Land Company Resubdivision of record in Plat Book 4595, page 177, Register's Office for Davidson County; thence with said easterly right of way, along a curve to the left having a radius of 304.04 feet, a distance of 128.45 feet; thence leaving said right of way N 78 37' 24" E, 175.93 feet; thence S 16 56' 18" E, 158.51 feet to the northerly line of the aforesaid Lot 2; thence along said northerly line S 87 11' 42" W, 211.00 feet to the beginning and containing 26,751 square feet or 0.61 acres, more or less.

Being part of the same property conveyed to James D. Bomboy, Jr., and wife, Martha R. Bomboy by deed from C. Gordon Peerman, Jr., and wife, Mary Alice Peerman of record in Book 5652, page 728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 Metro taxes, books not ready.

2. Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 19, said Register's Office for Davidson County, Tennessee.

3. This conveyance is subject to certain conditions that are set forth in the Contract of Sale between Grantors and Grantees as to the use of the property, which conditions expire five (5) years from the date of this deed.

This is unimproved property, known as part of Lot No. 2 on the Plan of the Bomboy Subdivision.

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, theirs 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 hands this 24th day of January, 1990.

James D. Bomboy
JAMES D. BOMBOY, JR.

Martha R. Bomboy
MARTHA R. BOMBOY

9 9 3 4 6

IDENTIF. REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Bomboy, Jr. and wife, Martha R. Bomboy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

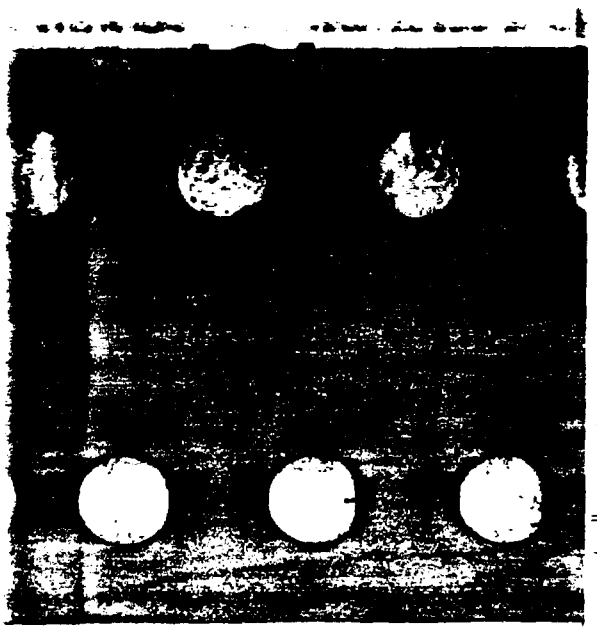
Witness my hand, at office, this 29th day of January, 1990.

Julia C. Hunt
Notary Public

NOTARY PUBLIC

My Commission Expires: 9-25-93

312.25



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

RECEIVED OF _____

FOR _____

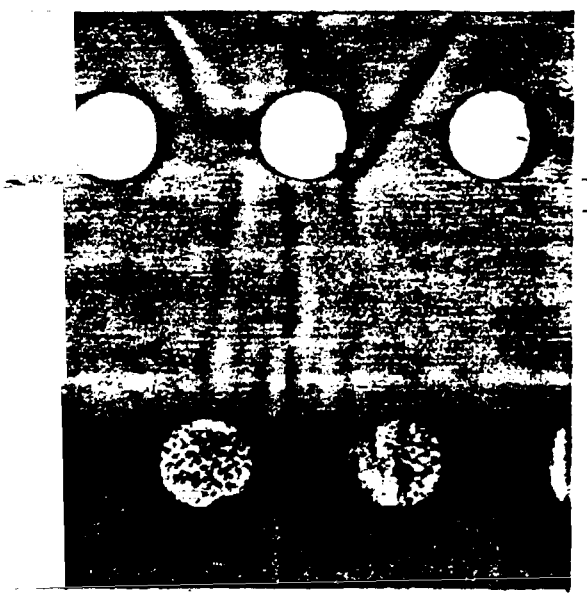
BOOK 8033 PAGE 298

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 92500.00
CON TX 305.25
PRFEE 1.00
WDEED 6.00
TOTAL 312.25
CHECK 312.25

01/26/90 01 13:59 0001 6643



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99346

IDENTIF. TREFERENCE

JAN 26 2 02 PM '90

DAVIDSON COUNTY TN.

No. 287209