| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Lula Mai McNeil & Dorothy Perry (NAME) | Same (NAME) | 91-2 |
| 5503 California Avenue (STREET ADDRESS OR ROUTE NUMBER) | Same (STREET ADDRESS) | 320 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 8169 PAGE 918

For and in consideration of the sum of Ten and no/100 ----------($10.00) DOLLARS

Cash in hand paid, and Buyers' Deed of Trust Note in the original principal amount of Twenty Seven Thousand and no/100 ($27,000.00), payable over Fourteen (14) years in monthly installments, plus interest at the rate of Ten (10%) percent per annum, secured by a Deed of Trust recorded simultaneously of even date herewith in the Register's Office of Davidson County, Tennessee, receipt of all of same from the Grantees being acknowledged, WE, JAMES M. BECKHAM and wife, DEBORAH L. BECKHAM and HOMER LEE ANDERSON, and wife, PEGGY J. ANDERSON, Grantors herein,

have bargained and sold, and by these presents do transfer and convey unto the said LULA MAI McNEIL and DOROTHY PERRY, as Tenants in Common

the GRANTEES herein, 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 Lots Nos. 1406 and 1408, Block No. 46, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 1406 and 1408 adjoin and front25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to JAMES M. BECKHAM and wife, DEBORAH L. BECKHAM, and HOMER LEE ANDERSON and wife, PEGGY J. ANDERSON by Deed from JEANNE BURTON GREGORY, Successor Trustee, of record in Book 7960, page 573, Register's Office of Davidson County, Tennessee.

47664

IDENTIFICATION REFERENCE

Aug 7 12 55 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5503 California Avenue (House Number) (Street)
Nashville, TN 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 20th day of June, 19 90.

James M. Beckham
JAMES M. BECKHAM

Homer Lee Anderson
HOMER LEE ANDERSON

Deborah L. Beckham
DEBORAH L. BECKHAM

Peggy J. Anderson
PEGGY J. ANDERSON

BOOK 8169 PAGE 919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named James M. Beckham and wife, Deborah L. Beckham, and Homer Lee Anderson, and wife, Peggy J. Anderson

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 20th day of June, 19 90.

My commission expires 10-9-91 Notary Public J. Michael Jacobs

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

Witness my hand and seal, at office in this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lula Mai McNeil
LULA MAI McNEIL

Sworn to and subscribed before me, undersigned
this 20th day of June, 19 90

My commission expires 10-9-91 Notary Public J. Michael Jacobs

This instrument was prepared by:
JACOBS, HOLT & MASTEN
J. MICHAEL JACOBS, Esq. (Mail) 311 White Bridge Road Nashville, Tennessee 37209
Name Address (615) 353-0930

From information provided by Parties and without examination of Public Records.

WARRANTY DEED

FROM

James M. Beckham et ux and

Homer Lee Anderson et ux

TO

Lula Mai McNeil and

Dorothy Perry

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

7846 08/07 0101 10/80 9.00

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8169 PAGE 920

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 27000.00 |
| | | | | CON TX 89.10 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 96.10 |
| | | | | CHECK 96.10 |

08/07/90 01 13:01 0001 7846

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47.6.64

IDENTIFI REFERENCE

AUG 7 12 55 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344306