FILE NO. 28538 FILE BOX "7"

BOOK 8266 PAGE 752 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,350.52

George T. Derr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 1990

Pamela D. Davis
Notary Public

MY COMMISSION EXPIRES: 11-27-92
(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
GEORGE T. DERR et ux	COMMERCE FEDERAL MORTGAGE CORP.	150-11-0
(NAME)	(NAME)	
5904 Belle Oaks Place	2120 South 72nd Street, Suite 400	280.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN. 37013	Omaha, Nebraska 68124	2D 77540
(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, WE, EDWIN R. BEAUCHAMP and wife, PAMELA A. BEAUCHAMP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE T. DERR and wife,
ELIZABETH NORTON DERR,

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. 17 on the Plan of Belle Oaks Subdivision, Phase 1, of record in Plat Book 6900, Page 768, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Edwin R. Beauchamp and wife, Pamela A. Beauchamp by deed from Jack Williams Construction Co., of record in Book 7997, page 512, Register's Office for Davidson County, Tennessee.

SEE POWER OF ATTORNEY FOR KURT STECKEL TO SIGN FOR EDWIN R. BEAUCHAMP AND WIFE, PAMELA B. BEAUCHAMP OF RECORD IN BOOK 8266, PAGE 751, 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 COMMERCE FEDERAL MORTGAGE CORPORATION, of record in Book 7997, page 515, 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 improved (X) unimproved ( ) property, known as 5904 Belle Oaks Place, Antioch, Tennessee 37013
(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 19th day of December, 1990

Edwin R. Beauchamp BY
EDWIN R. BEAUCHAMP

Pamela A. Beauchamp BY
PAMELA A. BEAUCHAMP

BOOK 8266 PAGE 753

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

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 8265

FROM

IDENTIF. REFERENCE

TO

DEC 31 1 47 PM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

3192 12/31 0101 03CHECK 325.12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of December, 1990, before me personally appeared KURT STECKEL, to be known to be the person who executed the foregoing instrument in behalf of EDWIN R. BEAUCHAMP and wife, PAMELA A. BEAUCHAMP as their attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said EDWIN R. BEAUCHAMP and wife, PAMELA A. BEAUCHAMP, as though they personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of December, 1990.

Pamela L. Davis
NOTARY PUBLIC

My Commission Expires: 11-21-92

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 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 96350.52
CON TX 318.12
PRFEE 1.00
WDEED 6.00
TOTAL 325.12
CHECK 325.12

12/31/90 01 13:46 0001 3192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82695

IDENTIF. REFERENCE

DEC 31 1 47 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 385561