This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8572 PAGE 181

ADDRESS NEW OWNER:
Robert B. Beck and Martha Lu Beck
4205 Gallatin Road
Nashville, TN 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
BancBoston Mortgage Corporation
P. O. Box 44090
Jacksonville, FL 32231-4090

MAP AND PARCEL:
MAP 94-1
PARCEL 238
18W-14560

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bobby A. Felts and wife, Elizabeth A. Felts 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, as tenants by the entirety, 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:

BEING Lot No. 1 on the Plan of Mabelle Subdivision of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

SAID Lot No. 1 fronts 50 feet on the east side of 12th Street and runs back between lines 136.4 feet on the south line and 137.7 feet on the north line along the south margin of Lenore Avenue to an alley in the rear on which it measures 49.7 feet.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that portion of about 250 square feet condemned by the Nashville Housing Authority, as described in a deed of record in Book 3460, Page 422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby A. Felts and wife, Elizabeth A. Felts, by deed from Secretary of Housing and Urban Development of record in Book 6289, Page 386, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by BancBoston Mortgage Corporation of record in Book 6396, Page 362, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 2044, Page 293; and such easements and setback lines of record in Book 547, Page 139, said Register's Office.

This is improved property known as 901 S. 12th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert B. Beck and wife, Martha Lu Beck, their heirs and assigns, forever; and we, Bobby A. Felts and wife, Elizabeth A. Felts 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable

to all genders.

Witness our hands this the 6th day of March, 1992.

Bobby A. Felts
Bobby A. Felts

Elizabeth A. Felts
Elizabeth A. Felts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby A. Felts and wife, Elizabeth A. Felts 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of March, 1992.

Jane W. Floyd
NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 19,540.75.

AFFIANT

Subscribed and sworn to before me this 6th day of March, 1992.

Jane W. Floyd
NOTARY PUBLIC
My Commission Expires: 5/22/93

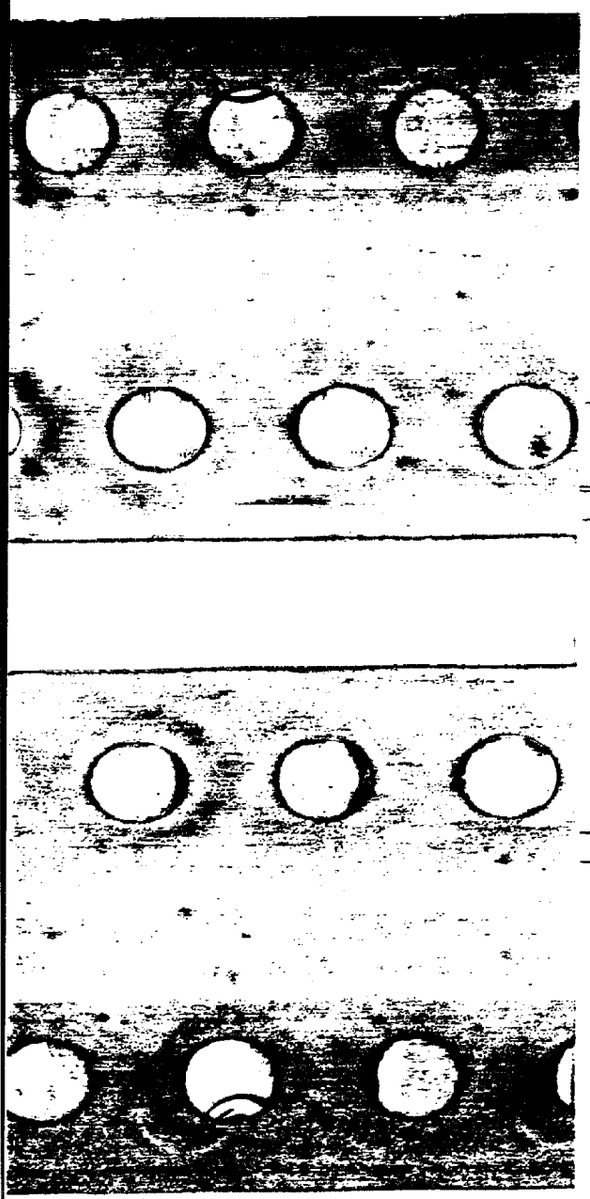
91514

IDENTIFICATION REFERENCE

MAR 11 1 52 PM '92

DAVIDSON COUNTY, TN

5129 03/11 01:01 03CHECK 79.15



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 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 19540.75
				CON TX 72.15
				PRFEE 1.00
				WDEED 6.00
				TOTAL 79.15
				CHECK 79.15
03/11/92	01			13:51 0001 5429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9151 4

IDENTIFICATION REFERENCE

MAR 11 1 52 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 509877