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Dst 46

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

James L Sadler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF September 92

Notary Public

MY COMMISSION EXPIRES 1/21/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Beth Cook, Attorney, P. O. Box 2136, Cordova, TN 38018-2136

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. SADLER (NAME)	Tennessee Teachers Credit Union, CuCorp, Inc. (NAME)	Map 073-11
2713 Western Hills Drive (ADDRESS)	1400 8th Avenue South (ADDRESS)	Parcel 088
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, JAMES E. BECKMAN, JR., JOEJEFFERY BECKMAN AND JERRY B. BECKMAN, HEIRS-AT-LAW OF JAMES E. BECKMAN, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. SADLER AND WIFE, LILLYAN S. SADLER

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. 62 on the Revised Plan of Sunset View, Section I, as of record in B ook 2663, pages 27 and 28, said Register's Office.

Said Lot No. 62 fronts 107 feet on the southerly side of Cabin Hill Road and runs back between lines 230.1 feet on the westerly line and 229.50 feet on the easterly line to a line in the rear, measuring 108.4 feet thereon.

Being the same property conveyed to James E. Beckman and wife, Johanna H. Beckman by deed from F. E. Stratton, Jr., and wife, Bettie S. Stratton, dated August 13, 1959 recorded August 14, 1959, in Book 2930, page 217, Register's Office for Davidson County, Tennessee; the said Johanna H. Beckman having predeceased James E. Beckman, and he having since died, pursuant to the Will of James E. Beckman entered in the Probate Court for Davidson County, Tennessee, bearing No. 97076, the property vests in his heirs-at-law, James E. Beckman, Jr., JoeJeffery Beckman and Jerry B. Beckman.
Laura G. Beckman, spouse of James E. Beckman, Jr., and Tsuya D. Beckman, spouse of Jerry B. Beckman, join in this conveyance for the purpose of conveying any and all right, title and interest in and to said property which they may have, marital or otherwise.
JoeJeffery Beckman is an unmarried person.

9602 09/24 0101 03CHECK 271.70

unimproved ( )
This is improved (X) property, known as 2313 Cabin Hill Road Nashville, TN 37214
(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 21st day of September, 19 92

James E. Beckman, Jr.
JAMES E. BECKMAN, JR.

JOEJEFFERY BECKMAN

Jerry B. Beckman
JERRY B. BECKMAN

Laura G. Beckman
LAURA G. BECKMAN

Tsuya D. Beckman
TSUYA D. BECKMAN

First Data Systems, Inc. 1-800-628-5427
DCTN01W 12/88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. BECKMAN, JR., AND WIFE, LAURA G. BECKMAN, JOE JEFFERY BECKMAN, AND JERRY B. BECKMAN AND WIFE, TSUYA D. BECKMAN

the bargainor S, 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 21st day of September 19 92

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

48386

IDENTIFICATION REFERENCE

SEP 24 10 32 AM '92

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

RETURN TO:

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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70
CHECK 271.70

09/24/92 01 10:33 0001 9602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48386

IDENTIFICATION REFERENCE

SEP 24 10 32 AM '92

DAVIDSON COUNTY, TN

No. 573212