THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8786 PAGE 848

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William C. Castleman, Trustee P. O. Box 1189 Madison, TN 37116	Same as New Owner	Map 19-13, Parcels 37 & 38 GO 10006 & GO 10003 Map 19-13, Parcel 39 GO 10001

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES D. BEACH and wife, JEANETTE J. BEACH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WILLIAM C. CASTLEMAN, TRUSTEE, hereinafter referred to as the "GRANTEE", his successors or assigns, a certain tract or parcel of land in DAVIDSON COUNTY, State of Tennessee, described as follows, to-wit:

PARCEL NO. 1:
LAND in Davidson County, Tennessee being Lot No. 15 and the easterly 16 feet of Lot No. 16 on the Plan showing the Subdivision of Part of the W. B. Myers Home Place at Goodlettsville, Tennessee, as of record in Book 547, page 41, Register's Office for said County.

SAID Lot No. 15 and the easterly part of Lot No. 16 front together 66 feet on the southerly side of Myers Avenue and run back 136.5 feet on the easterly line and 142 feet on the westerly line to an alley and measures 66 feet thereon.

PARCEL NO. 2:
LAND in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, as follows: BEING the westerly 34 feet of Lot No. 16 on the Plan showing subdivision of Part of W. B. Myers Home Place at Goodlettsville, Tennessee, as of record in Book No. 547, page 41, Register's Office for said County, and a 32 foot lot adjoining the same on the west side, said property fronting in all 66 feet on the southerly side of an unnamed street, and extending back 142½ feet more or less on the easterly line, and 149½ feet on the westerly line to an alley, and measures 66 feet on said alley.

PARCEL NO. 3:
A CERTAIN tract or parcel of land in the Tenth Civil District, Davidson County, Tennessee, described as follows, to-wit: Situated in the Town of Goodlettsville fronting 70 feet on the south side of Myers Avenue and lying west of and immediately adjoining the property of John L. Draper and wife. Said Lot begins at a point in the south margin of Myers Avenue, 32 feet west of the northwest corner of Lot No. 16 on the Plan showing subdivision of part of the W. B. Myers' Home Place at Goodlettsville, as of record in Book 547, page 41, Register's Office of Davidson County, Tennessee, running thence westerly along the south margin of said Myers Avenue 70 feet to a point, thence running southerly parallel with the west boundary of said Lot 16, 150 feet more or less, to an alley, thence easterly along the northerly margin of said alley 70 feet to a point; thence northerly 149½ feet to the point of beginning.

BEING the same property conveyed to John L. Draper and James D. Beach and wife, Jeanette J. Beach, as tenants in common with the right of survivorship, by John Horsley, Trustee, of record in Book 5918, page 858 and Book 5918, page 861, Register's Office for Davidson County, Tennessee; and, the said John L. Draper died on January 19, 1990, at which time ownership and title to the said property became vested in the Grantors, James D. Beach and wife, Jeanette J. Beach.

The legal description, as hereinabove set forth is the same as that contained in the previous Deeds of Record.

The current mailing addresses for the above described properties are: 115, 117 and 119 Myers Avenue, Goodlettsville, Tennessee 37072.

AND, the GRANTORS, JAMES D. BEACH and wife, JEANETTE J. BEACH, represent and warrant that all debts and obligations owing by John L. Draper during his lifetime or by reason of his death, including Federal income taxes and estate and inheritance taxes, have been fully paid and satisfied and that there are no persons, corporations or other entities who have any interest, whatsoever, in the real property hereinabove described, except for the undersigned GRANTORS.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors or assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which have been prorated between the parties and which will be paid, in full, by the Closing Attorney at the time of closing.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 13th day of November, 1992. 7203 11/16 0101 03CHECK 527.00

64690 IDENTIFICATION REFERENCE
NOV 16 12 00 PM '92
ELIA Z. WILSON II REGISTER DAVIDSON COUNTY, TN

"GRANTORS"

James D. Beach
JAMES D. BEACH

Jeanette J. Beach
JEANETTE J. BEACH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. BEACH and wife, JEANETTE J. BEACH, 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 the 13th day of November, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

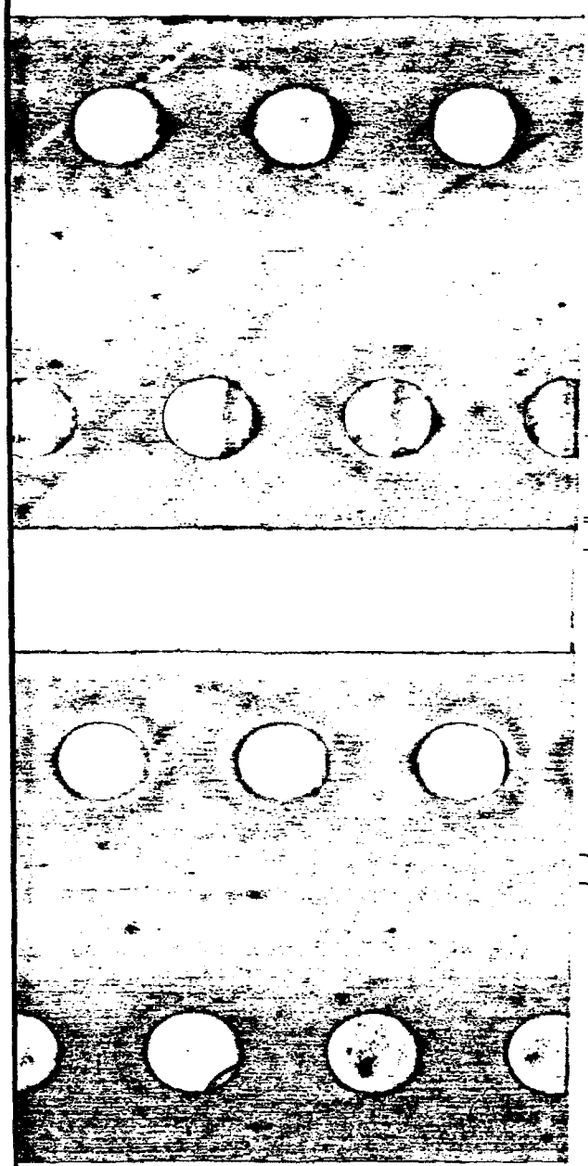
The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of November, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93



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

RECEIVED OF _____

FOR _____

BOOK 8786 PAGE 850

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 140000.00
CON TX 518.00
PRFEE 1.00
MDEED 8.00
TOTAL 527.00
CHECK 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
11/16/92 01 11:59 0001 7203

64690

IDENTIFICATION REFERENCE

Nov 16 12 00 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 591007