STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Donald J Kessler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 19 92

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD J. KESSLER (NAME)	SAME NATIONAL MTG. COMPANY (NAME)	MAP 71-B
521 WESLEY AVENUE (ADDRESS)	4041 KNIGHT ARNOLD ROAD (ADDRESS)	PARCEL 202
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	MEMPHIS, TENNESSEE 38118 (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, RONALD E. BECKHAM AND WIFE, EMMA M. BECKHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD J. KESSLER AND LAILA OLSEN, UNMARRIED PERSONS AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP

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. 73 on the Map of Joywood Heights, Section One, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 60 feet on the north side of Wesley Avenue and extends back between parallel lines 160 feet to a dead line in the rear.

Being the same property conveyed to RONALD E. BECKHAM AND WIFE, EMMA M. BECKHAM, by deed of record in Book 7891, page 80, Register's Office for Davidson County, Tennessee.

GRANTEES HEREIN AGREE TO PAY THE UNPAID PRINCIPAL BALANCE OF A NOTE SECURED BY A DEED OF TRUST OF RECORD IN BOOK 7891, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; WHICH GRANTEES PROMISE TO PAY AND HOLD GRANTORS HARMLESS FROM SAME.

6808.9

IDENTIFICATION REFERENCE

Nov 25 2 23 PM '92

KAY C. WILSON REGISTER
DAVIDSON COUNTY, TN

0979 11/25 0101 03CHECK 164.40

unimproved ( )
This is improved (XX property, known as 521 Wesley Avenue, Nashville, TN 37207
(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 24th day of November 19 92

Ronald E. Beckham
RONALD E. BECKHAM

Emma M Beckham
EMMA M. BECKHAM

Donald J Kessler
DONALD J. KESSLER

Laila Olsen
LAILA OLSEN

BOOK 8796 PAGE 772

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 RONALD E. BECKHAM AND WIFE, EMMA M. BECKHAM AND DONALD J. KESSLER AND LAILA OLSEN

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 24th day of November 19 92

Commission expires March 25, 1995

Lloyd W. Pitts
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

WARRANTY DEED

FROM

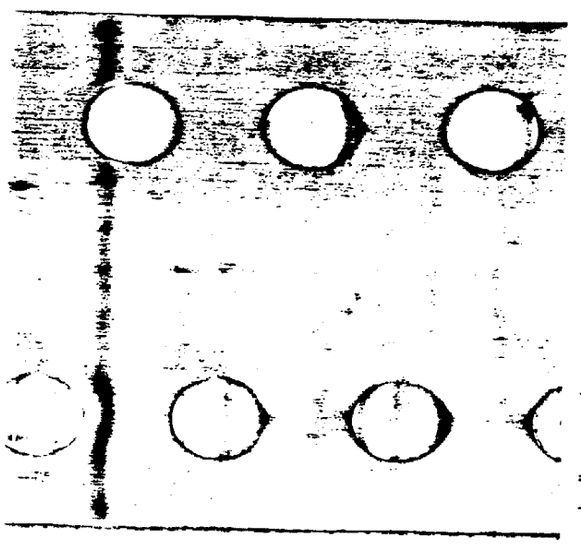
RONALD E. BECKHAM AND WIFE,
EMMA M. BECKHAM

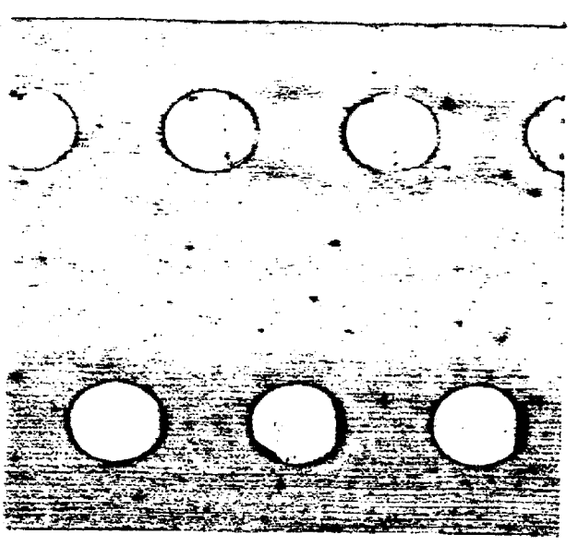
TO

DONALD J. KESSLER AND
LAILA OLSEN

RETURN TO:

00268046 D





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

RECEIVED OF _____

FOR _____

BOOK 8796 PAGE 773

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL 164.40
CHECK 164.40

11/25/92 01 14:21 0001 0979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.8.0.8.9.

IDENTIFICATION REFERENCE

Nov 25 2 23 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 594698