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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Thomas C. Beach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 19 93

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5/28/95

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
2120 Crestmoor Ave., Suite 2008, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS OF
Thomas C. Beach (NAME)	New Owner (NAME)	Map 130
4302 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 40
Nashville, TN 37205 (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, James W. Bilyeu and wife, Wadean H. Bilyeu,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Beach and wife, Roberta R. Beach,

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 the same southerly part of Lot No. 190 on the Plan of the Resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Martin Glezer by deed from Estelle E. Friedman of record in Book 1643, page 283, said Register's Office; thence westwardly 273.7 feet to an iron pin; thence southwardly 154.7 feet to an iron pin in the northerly margin of Harding Place; thence with said Place eastwardly 122 feet to the beginning of a curve in Lynwood Boulevard; thence around said curve and with the westerly margin of Lynwood Boulevard northeastwardly 253.6 feet to the beginning.

Being the same property conveyed to James W. Bilyeu by deed from Edwin Smirnow and wife, Bettye Anne Smirnow of record in Book 4683, page 771, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for 1993 for which Grantees will be responsible, and (b) easement of record in Book 4269, Page 242, said Register's Office.

Wadean H. Bilyeu joins in the execution of this deed for the sole purpose of conveying any marital interest she may have in subject property, if any.

unimproved ( )
This is improved (XX) property, known as 4302 Harding Place, Nashville, Tennessee 37205
(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 11th day of May 19 93

James W. Bilyeu

Wadean H. Bilyeu

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and fo said County and State, the within named James W. Bilyeu and Wadean H. Bilyeu

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of May 19 93

Commission expires 5/28/95

John V. Adams Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TN

WARRANTY DEED

FROM

James W. Bilyeu and

Wadean H. Bilyeu

TO

Thomas C. Beach and

wife, Roberta R.Beach

PREPARED BY:

John V. Adams, Attorney
2120 Crestmoor Avenue
Suite 2008
Nashville, TN 37215

2885 05/13 0101 03CHECK 856.30

DAVIDSON COUNTY, TN
MAY 13 3 04 PM '93

INDEXED/REFERENCE

19441

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
229000.00
CON TX 847.30
PRFEE 1.00
WDEED 8.00
TOTAL 856.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 856.30

05/13/93 01 15:43 0001 2889

19441

IDENTIFICATION REFERENCE

MAY 13 3 44 PM '93

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 650972