BOOK 9215 PAGE 982

THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,000.00

Barry T. Gager
Affiant

Subscribed and sworn to before me, this 6th day of January 1994

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KATHRYN E. BEASLEY 905 Bradford Avenue Nashville, Tennessee 37204	MORTGAGE SERVICE AMERICA 1650 Tysons Boulevard McLean, Virginia 22102	MAP 105-13 PARCEL 332

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND AND NO/100---------- ---------- ($ 87,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, I , KENNETH A. WALLACE, UNMARRIED

hereinafter called the Grantor , have bargained and sold, and by these presents do transfer and convey unto KATHRYN E. BEASLEY and BARRY T. GAGER, both unmarried, as Joint Tenants with Right of Survivorship hereinafter called the Grantee s , 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. 42 and the westerly 2.0 feet of Lot No. 43 on the Plan of Waldkirch's Subdivision of Lots Nos. 8 and 9 in the W.L.B. Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kenneth A. Wallace, unmarried, by deed from Paul Hines and Carolyn A. Hines, husband and wife, of record in Book 9074, page 626, Register's Office for Davidson County, Tennessee.

05932 IDENTIF. + REFERENCE

94 JAN 10 AM 10:33 FELIX A. ... REGISTER DAVIDSON COUNTY, TN.

7835 01/10 0101 03CHECK 330.90

This is improved property known as 905 Bradford Avenue, Nashville, Tennessee 37204

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 s , their heirs and assigns, forever.

GRANTOR COVENANT with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Waldkirch's S/D of Lots 8 & 9 W.L.B. Lawrence Plan of record in Book 421 , page 90 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANT___ and bind___ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) on this the 6th day of January, 19 94.

KENNETH A. WALLACE

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 KENNETH A. WALLACE, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January, 19 94.

My Commission Expires: January 23, 1994

Notary Public

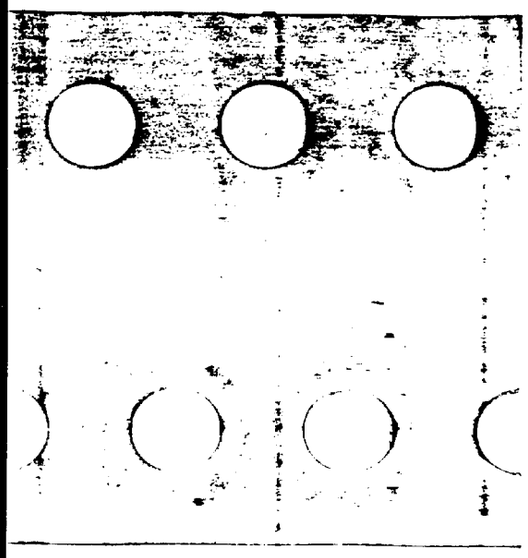
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

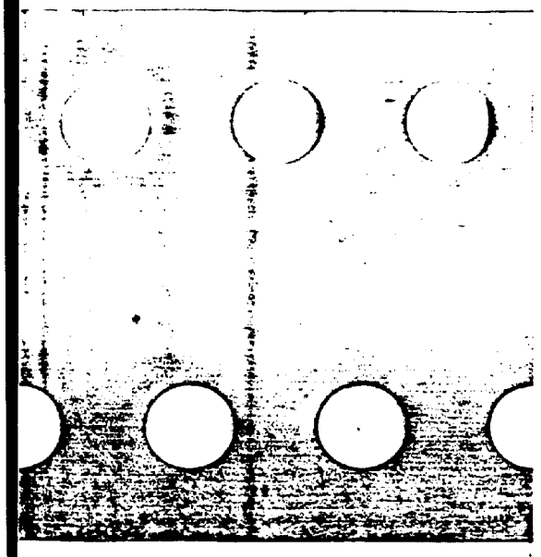
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public





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 87000.00
				CON TX 321.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 330.90
				CHECK 330.90
			01/10/94 01	10:33 0001 7835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05932
IDENTIF. # REFERENCE

94 JAN 10 AM 10:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.743845