File in Box No. 19 B

94-7-10

BOOK 9408 PAGE 342

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 9/16/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHESTER L. BEAVER, JR. (NAME)	MORTGAGE SERVICE AMERICA CO. (NAME)	MAP 052-06
760 Howse Avenue (ADDRESS)	P. O. Box 7360 (ADDRESS)	PARCEL 014.03
Madison, TN 37115 (CITY) (STATE) (ZIP)	Reno, Nevada 89510-7360 (CITY) (STATE) (ZIP)	FB # 11D-78140

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 M. WILSON, MARRIED AND MARY FRANCES WILSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHESTER L. BEAVER, JR., UNMARRIED

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 the 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 29 of the H. B. Chadwell Tract, as of record in Book 421, Page 61, Register's Office for said County, and according to a copy of a survey by H. Gee, Surveyor, dated October 24, 1963, is described as follows:

BEGINNING at a point in the westerly margin of Howse Avenue, said point being located 1994 feet, more or less, from the center line of Neely's Bend Road, as measured with said margin; thence, with said margin South 9 degrees 16 minutes, West 110 feet to a point; thence, leaving said margin North 80 degrees 44 minutes, West 280.45 feet to a point; thence, northerly in a broken line 39.57 feet to a point; thence, 70.43 feet to a point; thence, South 80 degrees 44 minutes East 300 feet to the point of BEGINNING.

BEING the same property conveyed to James M. Wilson and Mary Frances Wilson, as joint tenants with right of survivorship, by Deed from Franklin D. Hawkins and wife, Ann Gill Hawkins, of record in Book 8164, Page 582, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Gail Wilson, spouse of the above named James M. Wilson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 760 Howse Avenue, Madison, TN 37115
(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 12th day of July 19 94

James M Wilson
JAMES M. WILSON

Mary Frances Wilson
MARY FRANCES WILSON

Gail Wilson
GAIL WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. WILSON AND WIFE, GAIL WILSON, AND MARY FRANCES WILSON, UNMARRIED

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 Goodlettsville, Tennessee, this 12th day of July, 19 94.

Commission expires 9/12/95

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, a 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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

7371 07/15 0101 03CHECK 416.00

71458

IDENTIF. ↑ REFERENCE

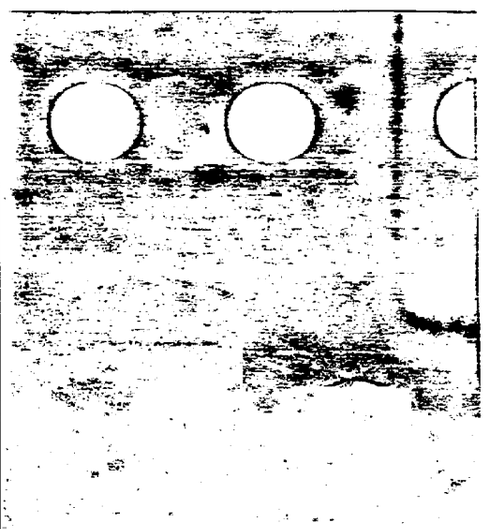
94 JUL 15 AM 11:21

FILED REGISTER
DAVIDSON COUNTY, TN.

DCTN01W

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	110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00
07/15/94	01		11:20 0001	7371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71458
IDENTIF. # REFERENCE

94 JUL 15 AM 11:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 813971