STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PHILLIP G. HOWELL III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 1997

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 3401 West End Avenue, Suite 670, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Jay Beeler (NAME)	NationsBanc Mortgage Corporation (NAME)	83-1-344.00
1403 Sharpe Avenue (ADDRESS)	P. O. Box 35140 (ADDRESS)	27W 22700
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Estate of Carolyn Twyne Cooper (also known as Carolyn T. Cooper)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy Jay Beeler and wife, Lisa Clark Beeler

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 part of Lot No. 8 on the Plan of the Martha Martin Lands, of record in Book 161, page 101, described according to a survey made by Ralph W. C. Lambert, Surveyor, May 3, 1952, as follows, to-wit:

BEGINNING on the northerly margin of Sharpe Avenue at a point 113 feet East of the Easterly margin of North 14th Street; thence, with said Avenue eastwardly 81 feet to the Southwest corner of the property conveyed to Roy C. Johnson and wife, by Deed from Norma Beasley Reed Wilburn and husband, of record in Book 2105, page 509, said Register's Office; thence, with the westerly line of said Johnson's property northwardly 176.25 feet to the southerly margin of Roberts Avenue; thence, with said Avenue westwardly 81 feet to a point 97.5 feet East of the easterly margin of North 14th Street; thence, southwardly 176.5 feet to the beginning.

Being the same property conveyed to Charles M. Cooper and wife, Carolyn T. Cooper by deed from Maudie L. Green and Doris Jean Allen of record in Book 6331, page 158, Register's Office, Davidson County, Tennessee. The said Charles M. Cooper predeceased Carolyn T. Cooper. Carolyn T. Cooper died testate and by order of the Probate Court for Davidson County, Tennessee (Order No. 97909), Fannie D. Lester has been empowered as Executrix of the estate of the said Carolyn Twyne Cooper to sell the above described property and to execute all documents necessary to complete said sell.

Carolyn T. Cooper and Carolyn Twyne Cooper being one and the same person.

unimproved ( )
This is improved (X) property, known as 1403 Sharpe Avenue, Nashville, Tennessee 37206
(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 my hand this 18th day of July 19 94

Estate of Carolyn Twyne Cooper
By: Fannie D. Lester Executrix
Fannie D. Lester, Executrix

BOOK 9410 PAGE 832

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 Fannie D. Lester, Executrix for the Estate of Carolyn Twyne Cooper

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 1994.

Commission expires _____

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

IDENTIFICATION REFERENCE

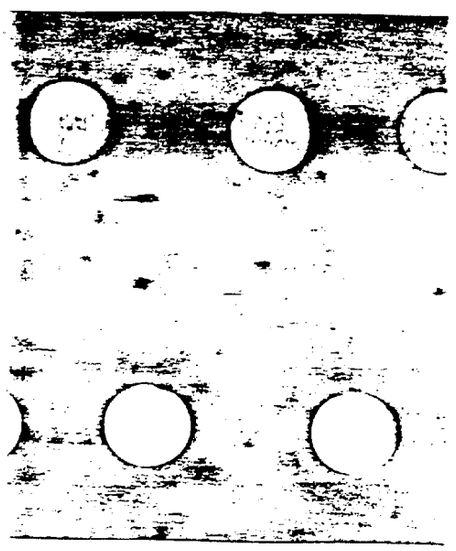
72316

94 JUL 19 AM 9:00

DAVIDSON COUNTY, TN.

3274 07/19 0101 03CHECK

138-50



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

RECEIVED OF _____

FOR _____

BOOK 9410 PAGE 833

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 35000.00
~~CON TX 129.50~~
~~PRFEE 1.00~~
WDEED 8.00
TOTAL 138.50
CHECK 138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY ~~BANK~~

07/19/94 01 09:00 0001 8274

72316
IDENTIF. # REFERENCE

'94 JUL 19 AM 9:00

REGISTER
DAVIDSON CO. TN.

No. 814862