This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Charles R. Hall and Guinna S. Hall
2228 Crocker Springs Road
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 82-5
PARCEL 75
1W-11795

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George Beene and Havana Dixon Beene, devisees of the Will of Luther Beene, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Charles R. Hall and Guinna S. Hall, married, as tenants by the entirety, 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:

BEING the south 32-1/2 feet of Lot No. 31, on the Plan of D. T. McGavock's Plan of 98 lots in North Nashville, of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said Lot fronts 32-1/2 feet on the east side of 4th Avenue North, and runs back between parallel lines 174 feet, more or less, to an alley.

Being the same property conveyed to Luther Beene and wife, Annie Lee Beene , by deed from Roy C. Flowers, unmarried of record in Book 3372, Page 129, Register's Office for Davidson County, Tennessee. The said Annie Lee Beene having predeceased Luther Beene who has since died. The property is vested in George Beene with a life estate retained by Havana Dixon Beene, by Will in Will Book 189, Page 47, Probate No. 94P-257, Probate Court for Davidson County.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1995 have been pro-rated and assumed by Grantee.

This is improved property known as 1712 4th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles R. Hall and Guinna S. Hall, married, their heirs and assigns, forever; and we, George Beene and Havana Dixon Beene, as to her life estate, 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 I 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of January, 1995.

BOOK 9571 PG 77

George Beene

Havana Dixon Beene, Life Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George Beene and Havana Dixon Beene, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 2,500.00.

AFFIANT

Subscribed and sworn to before me this 13th day of January, 1995.

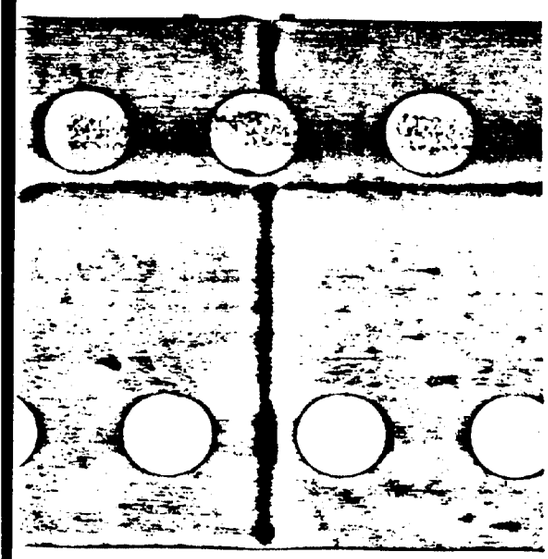
NOTARY PUBLIC
My Commission Expires: 3/22/97

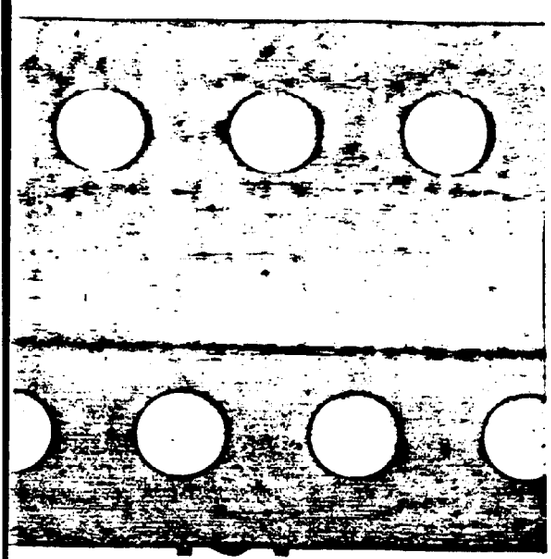
1983 01/13 0101 03CHECK 18.25

25299
IDENTIF. & REFERENCE

95 JAN 13 PM 2:46
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

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





RECEIVED OF _____

FOR _____

BOOK 9571 PG 78

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 2500.00
CON TX 9.25
PRFEE 1.00
WDEED 8.00
TOTAL 18.25
CHECK 18.25

01/13/95 01 14:46 0001 1983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25299
IDENTIF. # REFERENCE

95 JAN 13 PM 2:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 871822