BOOK 9571 PG 966

95 JAN 17 AM 10:50

25615

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 35981
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laramey E. Lawson R. Brent Beasley 4511 Nebraska Avenue Nashville, TN 37209	BarclaysAmerican/Mortgage Corp. P.O. Box 1224 Charlotte, NC 28201-1224

TAX MAP-PARCEL NUMBERS: 103-04-208

2316 01/17 0101 03CHECK 340.52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Bilyeu,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laramey E. Lawson and R. Brent Beasley, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 Block 17 on the Map of Part of Sylvan Park, of record in Book 332, page 104, Register's Office for said county.

SAID Lot No. 6 fronts 60 feet on the southerly margin of Nebraska Avenue (formerly Eighth Avenue) and extends back between parallel lines with the easterly margin of 46th Avenue North 160 feet to an alley.

BEING the same property conveyed to James Bilyeu by deed from Euthema Beatrice Jacobs and Vernon Lee Chester, devises under the Will of Ola Aileen Neukom of record in Book 9539, page 891, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Wadean H. Bilyeu, the spouse of James Bilyeu, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 4511 Nebraska Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of January, 1995.

James W. Bilyeu
James Bilyeu

Wadean H. Bilyeu
Wadean H. Bilyeu

State of Tennessee
County of Davidson

On this 13th day of January, 1995, before me the undersigned authority, personally appeared **James Bilyeu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

On this 13th day of January, 1995, before me the undersigned authority, personally appeared **Wadean H. Bilyeu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 89600.00

Affiant

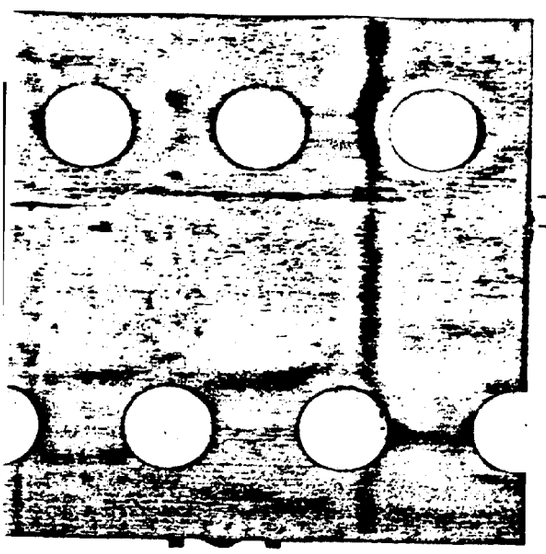
Sworn and subscribed before me on the 13th day of January, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9571 PG 968

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 89600.00
CON TX 331.52
PRFEE 1.00
WDEED 8.00
TOTAL 340.52
CHECK 340.52

01/17/95 01 10:49 0001 2316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25615
IDENTIF. ↑ REFERENCE

95 JAN 17 AM 10:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 872148