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STATE OF TENNESSEE
COUNTY OF DAVIDSON FILED
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 95

Notary Public

MY COMMISSION EXPIRES: 5/2/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Kipp, Jr. (NAME)	COUNTRYWIDE FUNDING CORPORATION (NAME)	MAP 95-2
247 Barker Road (ADDRESS)	155 N. Lake Avenue, P.O.Box 7137 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	PARCEL 66

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, B. Eugene Beshears Trustee for Daniel Beshears and Trustee for April Nicole Beshears;and Jennifer Damron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Kipp, Jr. and wife, Sharon K. Kipp

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 Lot No. 30 on the Plan of Walnut Grove, as shown on plat of record in Plat Book 2133, page 87, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dennis Beshears by Deed from Gary S. Chilton and wife Belinda Gail Chilton, of record in Book 7659, Page 464, Register's Office for Davidson County, Tennessee. The said Dennis Beshears having since died and said property now being vested in Daniel Ray Beshears, April Nicole Beshears and Jennifer Damron by will of record in Will Book 191, Page 511, and as shown in Docket No. 94P-981, Probate Court Clerk's Office for Davidson County, Tennessee. Said B Eugene Beshears being appointed Trustee for said Daniel Beshears and April Nicole Beshears as shown in Docket No. 94P-981.
This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2271, page 541, Register's Office for said County.

39059 IDENTIF. ↑ REFERENCE

95 MAR -3 AM 9:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7044 03/03 0101 03CHECK 252.09

unimproved ( )
This is improved (X) property, known as 247 Barker Road, Nashville, Tennessee 37214
(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 24th day of February, 19 95

Estate of Dennis Beshears
By: B Eugene Beshears
B.Eugene Beshears, Trustee for Daniel Beshears

Jennifer Damron
Jennifer Damron

Attest: B. Eugene Beshears
B. Eugene Beshears, Trustee for April Nicole Beshears

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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 B. Eugene Beshears, Trustee For Daniel Beshears and April Nicole Beshears; and Jennifer Damron

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the Y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 19 95.

Commission expires 5/28/95

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, 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

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

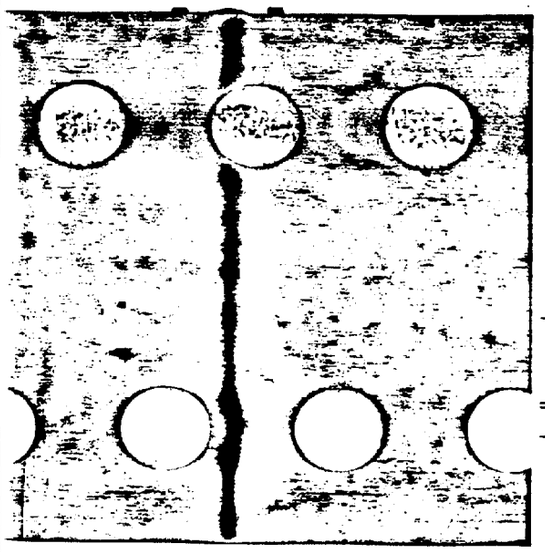
[ ] 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9610 PG 391

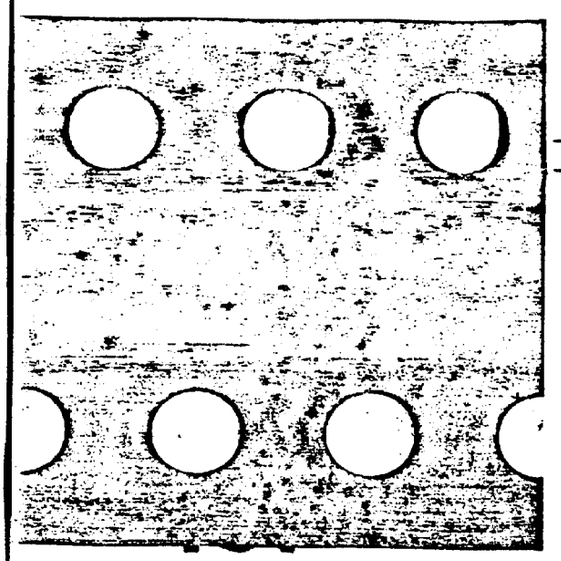
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	65750.00
CON TX	243.09
PRFEE	1.00
WDEED	8.00
TOTAL	252.09
CHECK	252.09

03/03/95 01 09:33 0001 7044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



39059
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 9:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886693