BOOK 9630 PG 35

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 8/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL A. BEEMAN (NAME)	Larry Burge (NAME)	Map 83-1
913 Emmett Avenue (ADDRESS)	P.O. Box 160271 (ADDRESS)	Parcel 214
Nashville Tn 37206 (CITY) (STATE) (ZIP)	Nashville Tn 37216 (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, XAVIER PROPERTIES (A SOLE PROPRIETORSHIP OWNED BY LARRY J. BURGE)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. BEEMAN AND WIFE, ANDREA J. BEEMAN

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 Lot No. 18 on the Plan of J. G. Grissim's Grand Avenue Addition as of record in Book 974, page 35, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 18 fronts 50 feet on the easterly side of Emmett, formerly Avon Street, and runs back between parallel lines 150 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to XAVIER PROPERTIES (A Sole Proprietorship owned by Larry J. Burge) by Deed of record in Book 9478, page 80, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

46094
IDENTIF. & REFERENCE

95 MAR 29 AM 9:53
REGISTER
DAVIDSON COUNTY, TN.

4880 03/29 0101 03CHECK 171.80

unimproved ( )
This is improved (X) property, known as 913 EMMETT AVENUE, NASHVILLE, TN 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 27th day of March 19 95

Larry J. Burge

XAVIER PROPERTIES (A SOLE PROPRIETORSHIP OWNED BY LARRY J. BURGE)

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 LARRY J. BURGE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, _____, Tennessee, this 27th day of March, 1995.

Commission expires 11-20-96

Notary Public

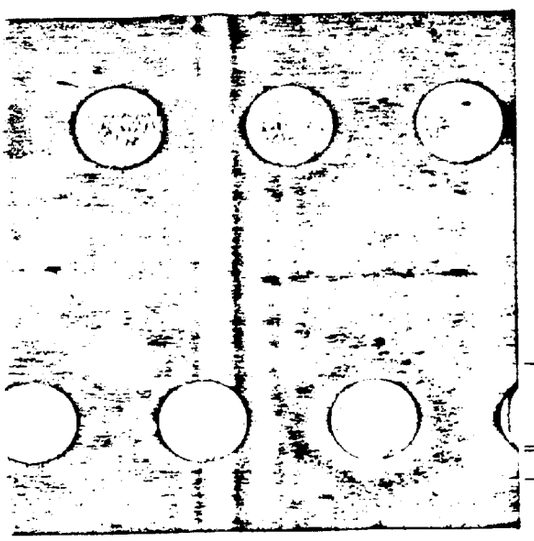
STATE OF TENNESSEE
COUNTY OF

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

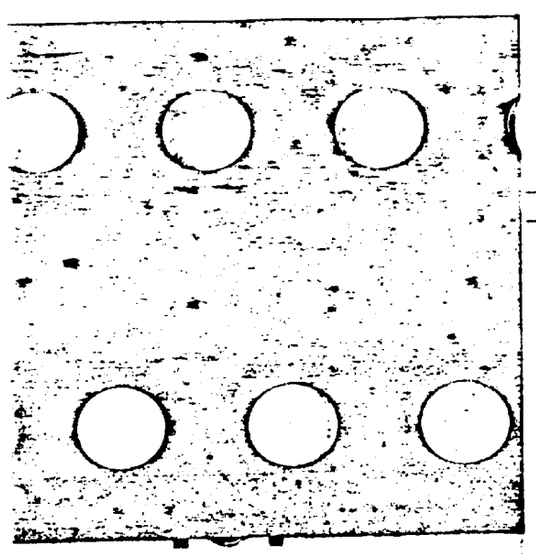
RECEIVED OF _____

FOR _____

BOOK 9630 PG 37

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 44000.00
CON TX 162.80
PRFEE 1.00
UNFEE 8.00
TOTAL 171.80
CHECK 171.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/95 01 09:55 0001 4880

46094
IDENTIF. & REFERENCE

95 MAR 29 AM 9:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 894428