BOOK 9632 PG 75

Box 58
(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,500.00

Ronnie L. Beddingfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 3/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie L. Beddingfield (NAME)	NEW OWNER (NAME)	MAP 94-13
157 Green Street (ADDRESS)	(ADDRESS)	PARCEL 15
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(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, James D. Turner and wife, Helen K. Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie L. Beddingfield, a single person

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 westerly part of Lot Nos. 7, 8 and 9 of Block J on the Plan of Hermitage Addition, as of record in Book 57, page 76, Register's Office for said County, and described as follows:

Beginning on the Southerly margin of Green Street, at its intersection with an alley between Decatur and Keith Street, thence with the Southerly margin of Green Street Eastwardly 50 feet; thence Southwardly and parallel with the Easterly margin of said alley 155 feet, more or less, to an alley in the rear; thence with the last mentioned alley Westwardly 50 feet, more or less, to the Easterly margin of the first mentioned alley; thence with said alley Northwardly 167.2 feet to the beginning.

INCLUDED but specifically EXCLUDED is that portion of the above described property conveyed to the State of Tennessee by deed of record in Book 2963, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot Nos. 7, 8 and 9 of Block J on the Plan of Hermitage Addition, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point 110.2 feet South of the intersection of Green Street with the Easterly margin of an alley which is between Decatur and Keith Street; thence South 5 degrees 39' 26" West 57 feet to an alley; thence North 76 degrees 38' East 52.3 feet facing an alley in the rear; thence North 5 degrees 39' 26" East 12 feet bordering on the Harvey Hensley property, as of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 157 Green Street, Nashville, TN 37210
(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 29th day of March, 19 95

James D. Turner

Helen K. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9632 PG 76

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Turner and wife, Helen K. Turner

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March 1995

Commission expires 3/23/96

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

95 MAR 30 PM 2:30

DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

1,6940

LEGAL DESCRIPTION CONTINUATION

Book 1972, page 273, Register's Office for Davidson County, Tennessee; thence North 55 degrees 40' West 59 feet, to the point of beginning which area contains 1404 square feet, more or less.

TRACT II:
Land in Davidson County, Tennessee, being a portion of an alley abandoned by Bill No. 64-358 fronting 10 feet along the Southerly margin of Greeen Street and extending back between parallel lines along the Westerly line of Tract I.

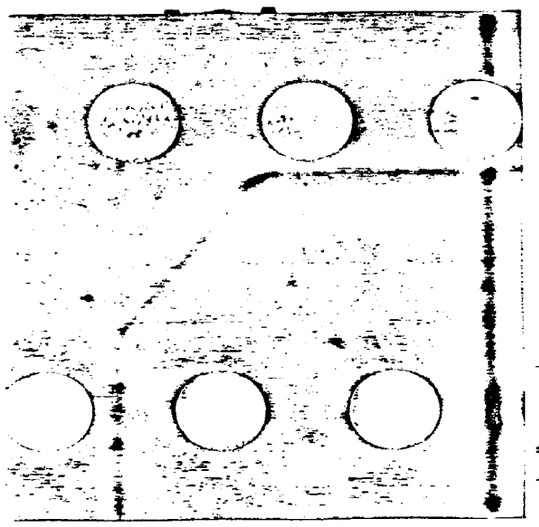
Being the same property conveyed to James D. Turner and wife, Helen K. Turner by deed from of record in Book 7656, page 333, and by Deed of Correction of record in Book 7679, page 838, Register's Office for Davidson County, Tennessee.

The above legal descriptionis the same as used on the prior Deeds.

This conveyance is subject to 1995 and subsequent years taxes, prorated and assumed by the Grantee; all matters as shown on the plan of record; lack of access to Interstate 40; and rights of parties in possession.

95 MAR 30 PM 2:01 CHECK

558.45



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

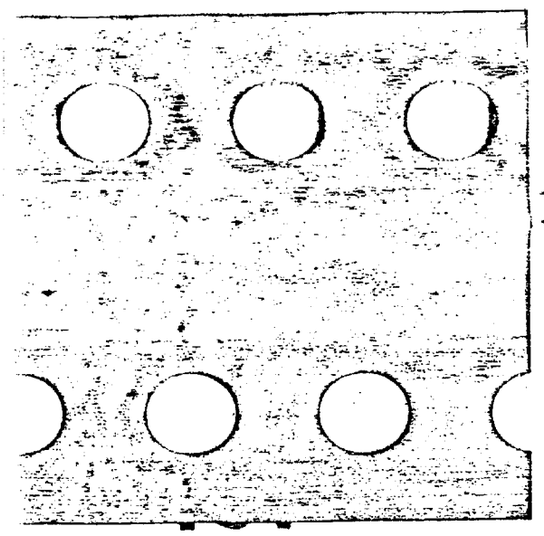
RECEIVED OF _____

FOR _____

BOOK 9632 PG 77

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8500.00

CON TX	549.45
PRFEE	1.00
WDEED	8.00
TOTAL	558.45
CHECK	558.45

03/30/95 01 14:31 0001 5794

46940
IDENTIF. & REFERENCE

95 MAR 30 PM 2:30

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

No. 895335