53850 39-03

IDENTIFICATION REFERENCE

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

95 APR 21 PM 3:56

FELIX ... REGISTER
DAVIDSON CO. TN.

W & I Ref: (kd) Title No: 36230
Dav. Co. File: Box 8

BOOK 9652 PG 73

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Philip B. Gaeser Lisa V. Gaeser 793 Brook Hollow Road Nashville, Tennessee 37205	Leader Federal Bank for Savings PO BOX 1860 Memphis, TN 38101-1860

TAX MAP-PARCEL NUMBERS: 102-15-99

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 **Thaddeus A. Beeker and spouse, Kelly R. Beeker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip B. Gaeser and spouse, Lisa V. Gaeser,** 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. 117 on the plan of Brook Meade, Section 2, of record in Book 2133, Page 76, Register's Office for said County.

SAID Lot no. 117 fronts 124.10 feet on the northwesterly margin of Brook Hollow Road and extends back 362.30 feet on the broken northeasterly line and 294.7 feet on the southwesterly line to a dead line in the rear, measuring 161.20 feet thereon.

BEING the same property conveyed to Thaddeus A. Beeker and spouse, Kelly R. Beeker by deed from Gary L. Odom and spouse, Carolyn S. Odom of record in Book 8623, Page 963, Register's Office for Davidson County, Tennessee.

SUBEJCT to the plan of record in Book 2133, Page 76, said Register's Office, which shows an owner's certificate, a 75 foot minimum building setback line from Brook Hollow Road, a 10 foot easement for public utility purposes along the broken northeasterly and rear lines of said lot, a 20 foot permanent easement for sewer and/or storm drainage purposes across the front portion of said lot, together with a 10 foot temporary construction easement southeast of and adjacent thereto, all as granted by instrument of record in Book 4320, Page 19, said Register's Office.

This is improved property, known as: 793 Brook Hollow Road, Nashville, Tennessee 37205

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 20th day of April, 1995.

Thaddeus A. Beeker

Thaddeus A. Beeker

Kelly R. Beeker

Kelly R. Beeker

State of Tennessee
County of Davidson

On this 20th day of April, 1995, before me the undersigned authority, personally appeared **Thaddeus A. Beeker** and **Kelly R. Beeker**, 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.

My Commission Expires: 7/27/96

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 174900.00

Kelly F. Beeker

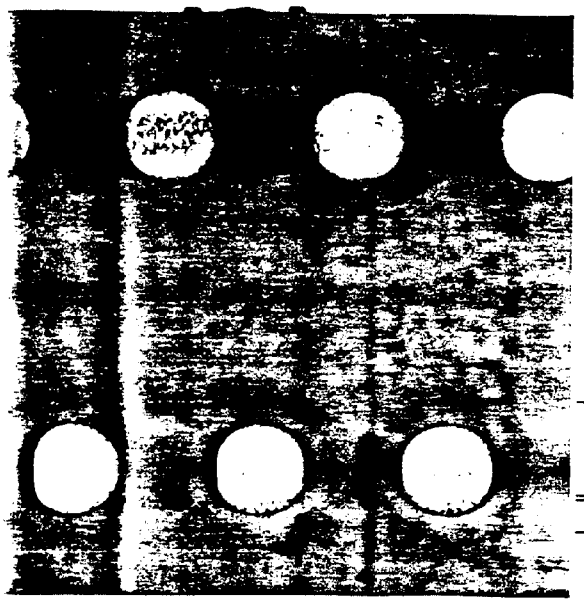
Affiant

Sworn and subscribed before me on the 20th day of April, 1995.

Notary Public

My Commission Expires: 7/27/96

3405 04/21 0101 03CHECK 656.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

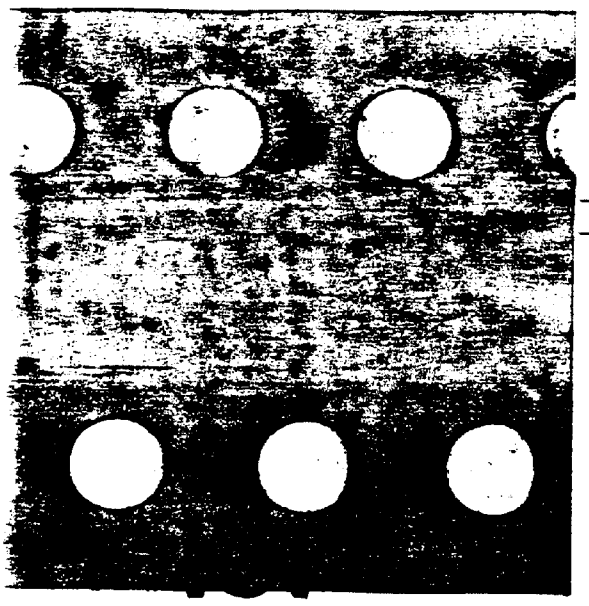
BOOK 9652 PG 75

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
174900.00
CON TX 647.13
PRFEE 1.00
WDEED 8.00
TOTAL 656.13
CHECK 656.13

04/21/95 01 15:56 0001 3405



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53850
IDENTIF. & REFERENCE

95 APR 21 PM 3:56

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

No. 902865