BOOK 9744PG575

WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,550.00

Patricia G. Frye
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon W. Frye (NAME)	First Republic Mortgage (NAME)	82-8-329
950 West Eastland Avenue (ADDRESS)	6012 Wilmington Pike (ADDRESS)	82-8-328
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (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, Virgil P. Beckham and wife, Terri R. Beckham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon W. Frye and wife, Patricia G. Frye

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 Lots 7 and 8 of Block "G" on the Plan of Eastwood Addition as of record in Book 332, page 63, Register's Office for said County.

SAID Lots adjoin and fron t100 feet on the south side of Eastland Avenue and runs back between parallel lines, Lot No. 8 along the west margin of Laurent Street, 211 feet to an alley.

Being the same property conveyed to Virgil P. Beckham and wife, Terri R. Beckham by deed from Henry N. Wilkinson of record in Book 8418, page 158, Register's Office, Davidson County, Tennessee.

95 JUL 31 AM 9:42

REGISTER

00083768

This is improved (X) property, known as 950 West Eastland Avenue, Nashville, TN 37206 (unimproved ( ))
(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 28th day of July 19 95

Virgil P. Beckham

Terri R. Beckham

BOOK 9744 PG 576

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 Virgil P. Beckham and wife, Perry R. Beckham

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 Goodlettsville, Tennessee, this 28th day of July, 1995.

Commission expires _____

NOTARY PUBLIC
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 20, 1996

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 _____.

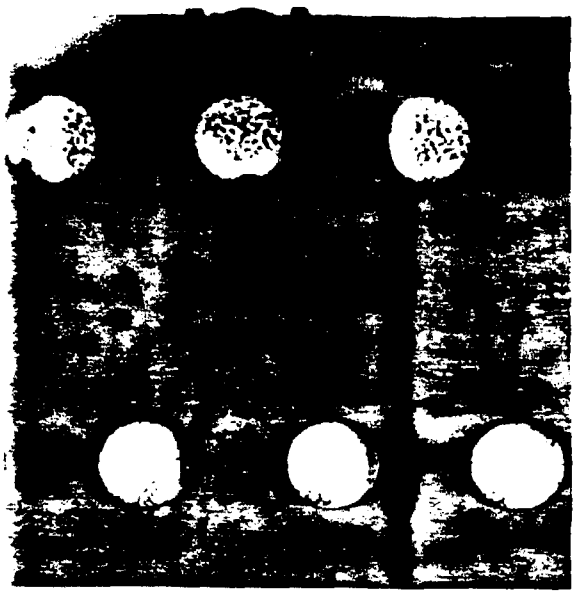
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

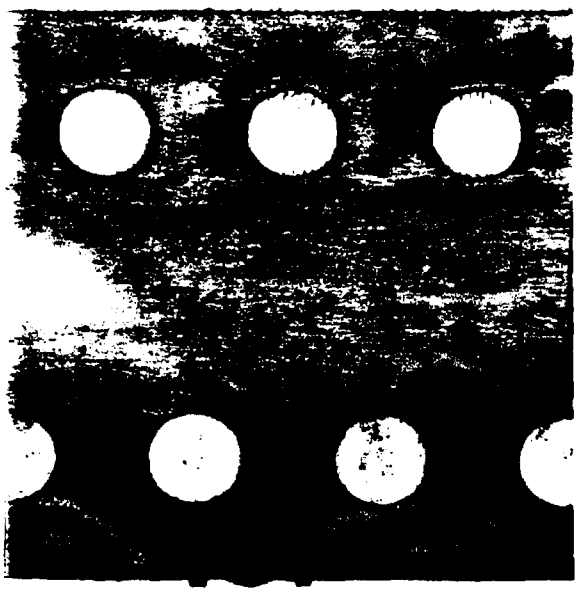
My commission expires _____

Notary Public

5267 07/31 0101 03CHECK

384.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9744 PG 577

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 101550.00
CON TX 375.55
PRFEE 1.00
WDEED 8.00
TOTAL 384.55
CHECK 384.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/95 01 09:44 0001 6267

00083768
IDENTIF. # REFERENCE

95 JUL 31 AM 9:42
REGISTER
DAVIDSON COUNTY, TN.

No. 935315