0128658

IDENTIF. ↑ REFERENCE

WARRANTY DEED

95 DEC -4 PM 3:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9977 693

THIS INDENTURE, made and entered into as of the **29th** day of **November, 1995** by and between

FRED V. LIGHT ,

hereinafter referred to as Grantor, and

CHRIS C. BECKMAN and KELLEY S. BECKMAN, HUSBAND AND WIFE ,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 163 ON THE PLAN OF SECTION II, GLENCOE ACRES, AS OF RECORD IN BOOK 1835, PAGES 136, 137 AND 138, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 93 FEET ON THE SOUTHWESTERLY SIDE OF DUMAS DRIVE AND EXTENDS BACK 177.8 FEET ON THE SOUTHEASTERLY LINE AND 182.9 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR AND MEASURES 93.2 FEET THEREON.
BEING ALL THE SAME PROPERTY CONVEYED TO FRED V. LIGHT BY DEED FROM CLARA MAE ENGLISH POTTS OF RECORD IN BOOK 4336, PAGE 952, AND QUITCLAIM DEED FROM SANDRA LEE LIGHT OF RECORD IN BOOK 9670, PAGE 567, FOR THE EXPRESS PURPOSE OF RECONVEYANCE AS PART OF A MARITAL DISSOLUTION AGREEMENT IN A DIVORCE ACTION, FILED MAY 4, 1995 DOCKET # 95D-1392 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Fred V. Light

FRED V. LIGHT

BOOK 9877 PG 894

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **FRED V. LIGHT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **November, 1995**.

Notary Public

Commission Expiration: 9-18-99

JOHN M. JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$77,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **29th** day of **November, 1995.**

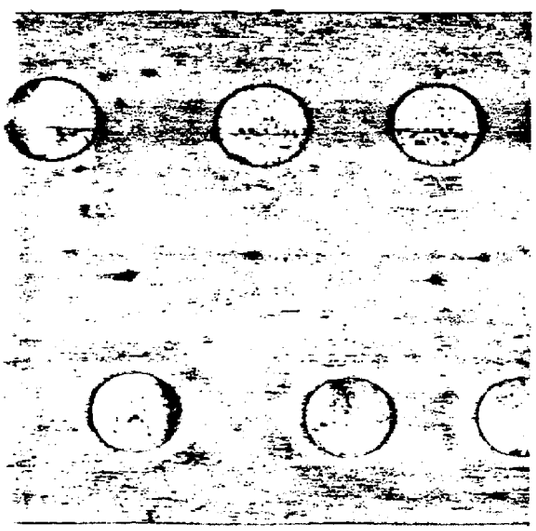
Notary Public

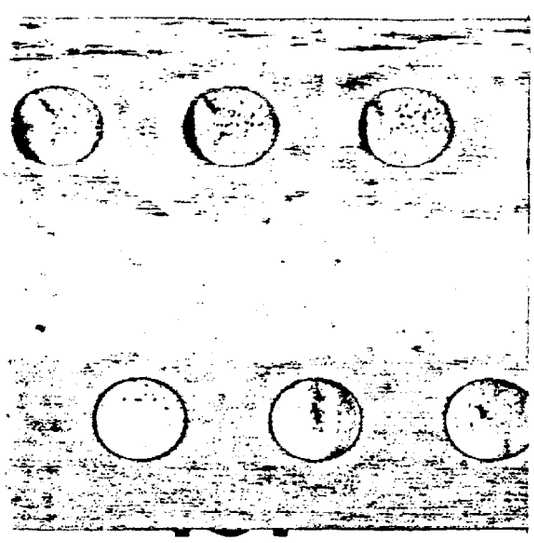
Commission Expiration: 9-18-99

JOHN M. JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	CHRIS C. BECKMAN KELLEY S. BECKMAN 3315 DUMAS DRIVE NASHVILLE TN 37211	3315 DUMAS DRIVE NASHVILLE TN 37211 MAP PARCEL NUMBER 133-03-0 124.00 06DA54J40

15:44 12/04 0101 03CHECK 293.20





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

RECEIVED OF _____

FOR _____

BOOK 9877 PG 695

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	77000.00
CON TX	284.90
PRFEE	1.00
MDEED	8.00
TOTAL	293.90
CHECK	293.90

12/04/95 01 15:55 0001 4544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128658
IDENTIF. # REFERENCE

95 DEC -4 PM 3:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 983041