THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904, 303 Frances Street
Goodlettsville, Tennessee 37070-0904

BOOK 9900 PG 453

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Retha F. Stone, et vir, et al P. O. Box 93 White House, TN 37188	Same as New Owner	Map 91-15 Parcel 60

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, W. G. BEECHAM and wife, IVA B. BEECHAM, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RETHA F. STONE and husband, JACK L. STONE, and MARY L. EMMETT and husband, JAMES G. EMMETT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point on the south side of Elkins Avenue, (formerly Second Avenue) West Nashville 82 feet west of the southwest corner of Elkins Avenue and Fifty-third Avenue, (formerly Twelfth Street) running thence in a westerly direction along the south margin of Elkins Avenue 78 feet to a point; thence in a southerly direction parallel to Fifty-third Avenue, 180 feet to an alley; thence in an easterly direction along said alley 78 feet to a point; thence in a northerly direction along a line parallel to and 82 feet west of Fifty-third Avenue, 180 feet to the point of beginning.

BEING the same property conveyed to W. G. Beecham and wife, Iva B. Beecham, by deed from Linda D. Stuart, an unmarried person, of record in Book 5334, page 446, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 5303½ Elkins Avenue, Nashville, TN 37209.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

THIS INSTRUMENT BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which will be paid, in full, by the GRANTORS, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 27th day of December, 1995.

BOOK 9900 PG 454

"GRANTORS"

W. G. BEECHAM

IVA B. BEECHAM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. G. BEECHAM and wife, IVA B. BEECHAM, 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, at office, this the 27th day of December, 1995.

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed before me, this the 27th day of December, 1995.

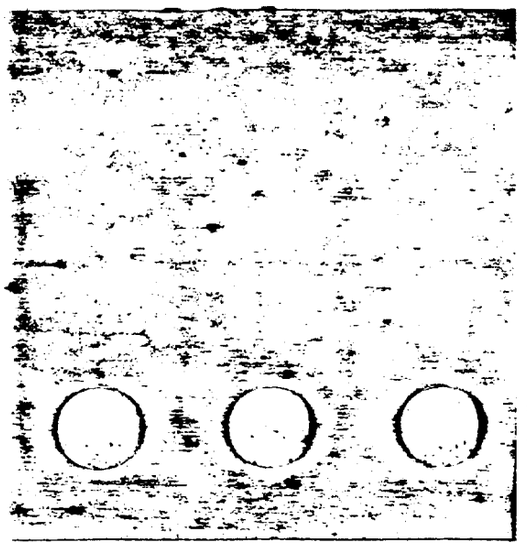
NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

0135744
IDENTIF. & REFERENCE

95 DEC 28 AM 9:00
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

2305 12/28 0101 03CHECK 305.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

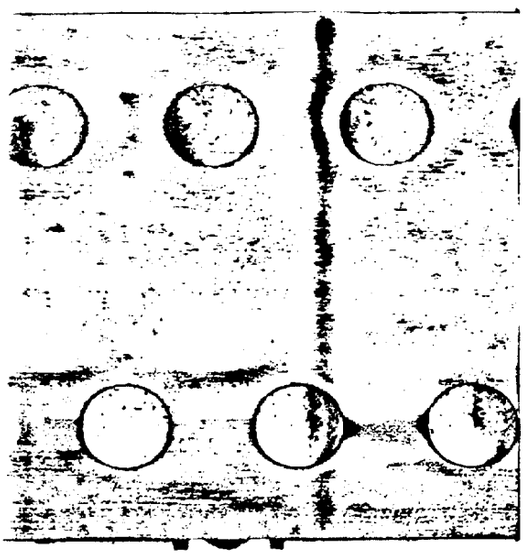
RECEIVED OF _____

FOR _____

BOOK 9900 PG 455

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 80000.00
CON TX 296.00
PRFEE 1.00
MDEED 8.00
TOTAL 305.00
CHECK 305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/95 01 09:02 0001 2305

0135744
IDENTIF. ↑ REFERENCE

95 DEC 28 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990692