BOOK 10033 PG 2

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV: 2569043

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,500.00

Frederick W Beesley III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF April 19 96

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2323 THIS INSTRUMENT PREPARED BY SupCt# 003143

Marbut Glenn Gaston, Jr.,Lawyer, 2211 Crestmoor Rd.,Nashville,TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Frederick W. Beesley, III (NAME)	Countrywide Home Loans, Inc. (NAME)	
3507 General Hood Trail (ADDRESS)	P. O. Box 10212 (ADDRESS)	118-14-6
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0212 (CITY) (STATE) (ZIP)	16DA-14575

Warranty Deed

For and in Consideration of the sum of $ 223,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

David Scott Rader and wife, Beth Thornton Rader

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Frederick W. Beesley, III and wife, Claudia H. Beesley

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 68, on the plan of Woodmont Boulevard Section of Marengo Park, as of record at Book 1130, page 2, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8794 , page 141 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: said plan of record at Book 1130, page 2 in said Register's Office.

0176775
IDENTIF. ★ REFERENCE

96 MAY -1 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6213 05/01 0101 03CHECK 835.95

unimproved ( )
This is improved (XX) property, known as 3507 General Hood Trail, Nashville, TN 37204
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 30th day of April, 19 96.

David Scott Rader

Beth Thornton Rader

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David Scott Rader and wife, Beth Thornton Rader, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 30th day of April, 1996.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

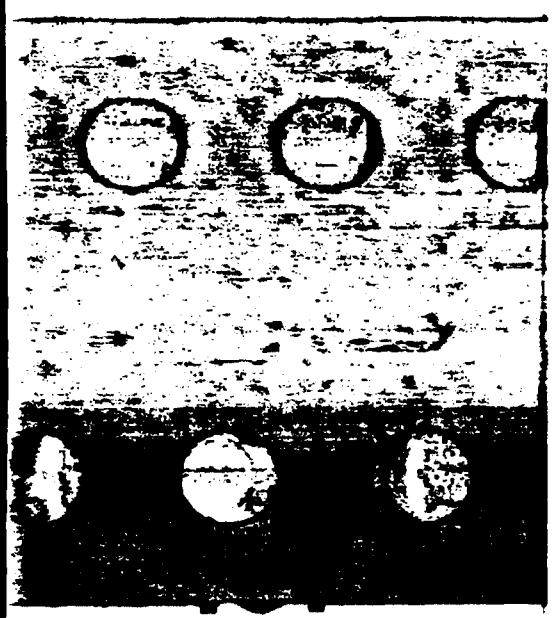
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10033 PG 4

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
223500.00
CON TX 826.95
PRFEE 1.00
MDEED 8.00
TOTAL 835.95
CHECK 835.95
05/01/96 01 09:12 0001 6213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176775
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034251