BK 10040 PG 628

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Elizabeth S. Beaird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF APRIL, 2000.

Susan Fiedler Barnett
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-27-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL R. BEAIRD, II ETUX 513 JOCELYN HOLLOW COURT NASHVILLE, TN 37205	NEW OWNER	MAP 129.01 PARCEL 20

FOR AND IN 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,

ROBERT J. BEASLEY, JR. AND WIFE, FARIDEH S. BEASLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANIEL R. BEAIRD, II AND WIFE, ELIZABETH S. BEAIRD

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:

BEING LOT NO. 765 ON THE REVISED PLAN OF A PORTION OF WEST MEADE FARMS, SECTION X, OF RECORD IN BOOK 3106, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 765 FRONTS 52.5 FEET ON THE NORTHWESTERLY SIDE OF THE JOCELYN HOLLOW COURT TURN-AROUND, AND RUNS BACK 444.3 FEET ON THE EASTERLY LINE AND 388.5 FEET ON THE SOUTH-WESTERLY LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 585 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. BEASLEY AND WIFE, FARIDEH S. BEASLEY BY WARRANTY DEED FROM L. P. LAUGHLIN AND WIFE, BETTY JOANE LAUGHLIN, DATED SEPTEMBER 27, 1979, AND OF RECORD IN BOOK 5506, PAGE 931, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN VESTED IN TOMMY F. SIAMI, TRUSTEE, BY QUITCLAIM DEED FROM ROBERT J. BEASLEY AND WIFE, FARIDEH S. BEASLEY DATED AUGUST 26, 1982, AND OF RECORD IN BOOK 5929, PAGE 959, SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN ROBERT J. BEASLEY, JR. AND WIFE, FARIDEH S. BEASLEY BY TRUST AGREEMENT REVOCATION OF RECORD IN BOOK_____, PAGE_____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE BEING RECORDED SIMULTANEOUSLY HEREWITH.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) 1996 TAXES AND SUBSEQUENT YEARS.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3106, Page 21, Register's Office for DAVIDSON County, Tennessee, including but not limited to 125 foot minimum building setback line across the front of said lot, a 10 foot easement for utilities purposes across the rear of said lot, and a 3' X 20' utility anchor easement across the southeasterly portion of said lot.
3) Property is subject to Restrictive Covenants contained in Book 2481, Page 487, Register's Office for DAVIDSON County, TENNESSEE.
4) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is improved property known as: 513 JOCELYN HOLLOW COURT, NASHVILLE, TN 37205
(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 19TH day of APRIL, 1996.

ROBERT J. BEASLEY, JR.

FARIDEH S. BEASLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT J. BEASLEY, JR. AND WIFE, FARIDEH S. BEASLEY, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19TH day of APRIL, 1996.

NOTARY PUBLIC

My Commission Expires: 3-21-98

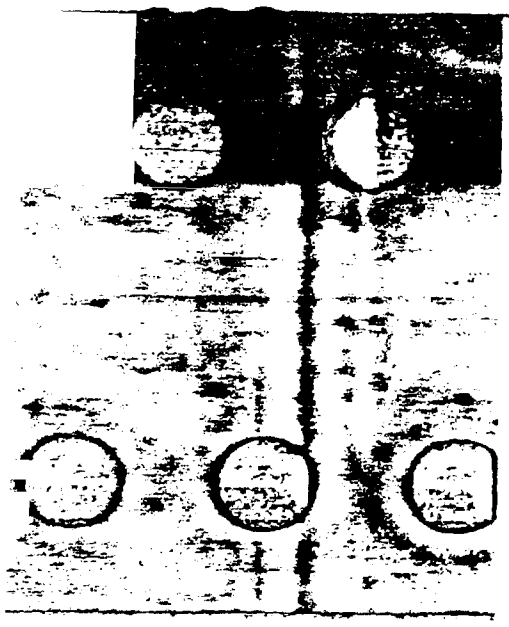
01788U
IDENTIF. ↑ REFERENCE

96 MAY -6 AM 10: 23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

RECORDING FEE 13.00
DATA PROCESSING FEE 1.00
TOTAL 14.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

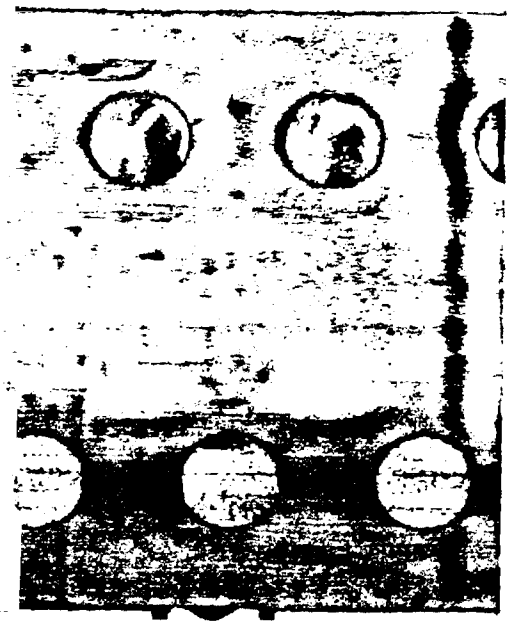
FOR _____

R... 10040 PG 630

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
	DART			
		219000.00		
	CON TX		810.30	
	PRFEE		1.00	
	WDEED		8.00	
	TOTAL		819.30	
	CHECK		819.30	

05/06/96 01 10:26 0001 3371



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178801
IDENTIF. ← REFERENCE

96 MAY -6 AM 10:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 1036391