PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00279755

BOOK 10096 PG 871

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 305,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE 1996

Notary Public

MY COMMISSION EXPIRES: MARCH 22, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
APPROVED ATTORNEY TITLE & CLOSING COMPANY, L.L.C.
One Town Center, Cheshire, CT 06410

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RALPH D. BEAM	SAME	MAP 115-14
(Name) 313 JOCELYN HOLLOW CIRCLE	(Name)	PARCEL 53
(Address) NASHVILLE, TN 37205	(Address)	
(City) (State) (Zip)	(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, COLUMBUS NICHOLS HOBBS, III and PERRY ELIZABETH HOBBS, wife,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH D. BEAM, MARRIED, AND WIFE, CYNTHIA D. BEAM,

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 Lot No. 205 on the Plan of West Meade Farms Inc., Section "J", as of record in Plat Book 1835, page 125, Register's Office for said County, to which plan reference is made f r a more complete description.
Being the same property conveyed to Columbus Nichols Hobbs, III and wife, Perry Elizabeth Hobbs by Warranty Deed from William Caldwell Hancock and wife, Catherine A. Hancock, of record in Book 9872, page 935, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 313 JOCELYN HOLLOW CIRCLE, NASHVILLE, 37205 01.01 03CHECK 1138.06
(House Number) (Street) (P.O. Box) (City or Town) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto 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/his/her hand(s) this 14 day of June, 1996

✖ Columbus Nichols Hobbs
COLUMBUS NICHOLS HOBBS, III

✖ Perry Elizabeth Hobbs
PERRY ELIZABETH HOBBS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeanie Plott, a Notary Public in and for said County and State, the within named COLUMBUS NICHOLS HOBBS, III and PERRY ELIZABETH HOBBS 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 Davidson Co., Tennessee, this 14 day of June, 1996

Commission expires: 3/25/2000

Jeanie Plott
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for said County and State, the within named _____ with whom I am personally acquainted and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he/she/they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____.

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

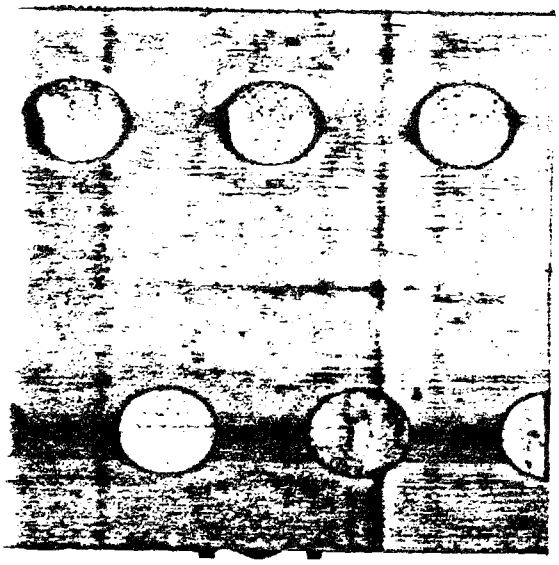
My commission expires_____

_____
Notary Public

96 JUN 25 AM 9:21
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0196127
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10096 PG 873

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	
			305150.00	
			CON TX	1129.06
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1138.06
			CHECK	1138.06
06/25/96	01	09:23	0001	7188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01961 27
IDENTIF. & REFERENCE

96 JUN 25 AM 9:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1054957