BOOK 10109 PG 511

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34634

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stephen Edward Becker (NAME)	Pacific Southwest Bank (NAME)	168-33
9547 South Harpeth Road (ADDRESS)	210 25th Avenue North #500 (ADDRESS)	9D-41850
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Edith M. Harper, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Edward Becker and wife, Lynne Demers Becker

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:

Tract One: Being one of four tracts of land on the east side of South Harpeth Road and being a portion of a thirty-one acre tract of record in Book 3186, Page 624, Register's Office for said County.

Said tract begins at a beech tree in the north corner of said tract at the corner of White and Meadows lands; thence South 45 deg. West 540 feet more or less to a stake in the fence at a sycamore pointer; thence North 84 deg. West 132 feet to elm and persimmon pointers; thence North 61 deg. West 110 feet to a stake in the fence; thence North 55 deg. West 115.5 feet to a point on the west margin of South Harpeth Road in the Zell King line; thence South 6 deg. East 438 feet more or less to a point in center of Charlie Kings' line and being 35 feet from the center of South Harpeth Road; thence North 67 deg. 30 minutes East 939 feet to a stake at a cedar pointer; thence North 29 deg. 30 minutes West 114 feet to the point of beginning. Said tract containing 5.7 acres, more or less.

Included in the aforedescribed tract of land, but expressly excluded therefrom is that certain portion as indicated by instrument of record in Book 4180, Page 666, Register's Office for Davidson County, Tennessee.

Included in the aforedescribed tract of land, but expressly excluded

CONTINUED

unimproved ( )
This is improved (X) property, known as 9547 South Harpeth Road, Nashville, TN 37221
(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 my hand this 26th day of June 19 96

Edith M. Harper
Edith M. Harper

BOOK 10109 PG 512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State the within named Edith M. Harper, unmarried

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 96.

Commission expires: 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oaths acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same 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 -3 AM 10:20

LEGAL DESCRIPTION CONTINUATION

therefrom, is that certain tract of land consisting of 0.847 acres, conveyed to Kevin C. Meadors and wife, Laura R. Meadors, by deed of record in Book 8585, Page 722, and as re-recorded in Book 8606, Page 888, Register's Office for Davidson County, Tennessee.

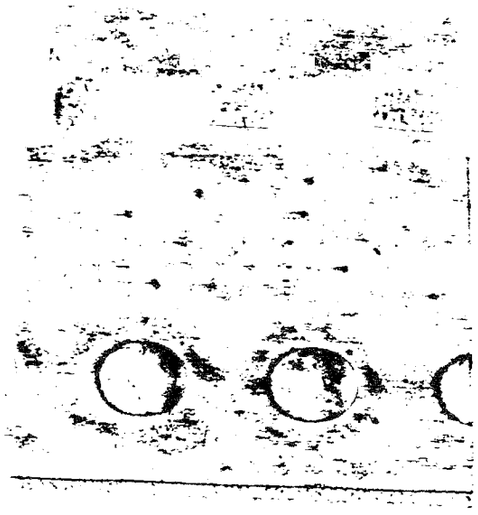
Tract Two: Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by M. Gregory Underwood, R.L.S. No. 1299, dated November 13, 1991, Job No. 91-136, as follows: Beginning at a corner post in the easterly margin of South Harpeth Road, said corner post being the front common corner of that certain 5.7 acres, more or less, which was conveyed to Leon Harper and wife, by deed from Kenneth Arthur Caruthers and wife, recorded in Book 7523 at Page 678, in the Register's Office for said County, and that certain 7.217 acres, more or less, conveyed to Kevin C. Meadors and wife, by deed from Marilyn E. Meadors, recorded in Book 8566 at Page 970, in said Register's Office; thence with lines between said 5.7 acres, more or less, in said 7.217 acres, more or less: (1) South 56 deg. 17 min. 01 sec. East 65.51 feet, (2) South 61 deg. 43 min. 42 sec. East 111.37 feet, (3) South 83 deg. 07 min. 32 sec. East 132.00 feet to a sycamore and (4) North 46 deg. 21 min. 22 sec. East 331.95 feet to a new iron pin; thence along a new line, South 76 deg. 39 min. 47 sec. West 538.36 feet to the point of beginning, containing 1.149 acres, more or less.

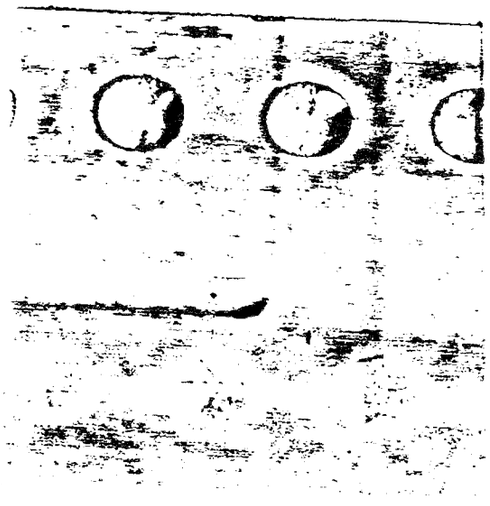
BEING the same property conveyed to Leon Harper and wife, Edith M. Harper by deed from Kenneth Arthur Caruthers and wife, Linda Fay Caruthers of record in Book 7523, Page 678 (Tract One); and by deed from Kevin C. Meadors and wife Laura R. Meadors (as to 1.149 acres) of record in Book 8585, Page 725 and as re-recorded in Book 8606, Page 894 (Tract Two)-minus property (0.847 acres) conveyed to Kevin C. Meadors and wife, of record in Book 8585, Page 722 and Book 8606, Page 888, Register's Office for Davidson County, Tennessee.

The said Leon Harper having since died on the 24th day of February, 1995, leaving Edith M. Harper as surviving tenant by entireties.

The foregoing is the same legal description as appears in the previous deed of record.

117 1733 1.01 3SCHEDS 597.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10109 PG 514

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
				185000.00
				CON TX 684.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 697.50
				CHECK 697.50
			07/03/95	01 10:22 0001 1191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199880

IDENTIFICATION REFERENCE

95 JUL -3 AM 10:00

REGISTER

DEPUTY

No. 1058921