File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10126 PG 914

STATE OF TENNESSEE #96-7-21
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN L. BECKHAM (NAME)	COLUMBIA NATIONAL, INCORPORATED (NAME)	MAP 172-03-0-B
625 Magnolia Lane (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 058CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Columbia, Maryland 21045-6050 (CITY) (STATE) (ZIP)	FB #06DU-83039

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, WELLESLEY BUILDERS, L.L.C., A TN LIMITED LIABILTY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN L. BECKHAM AND WIFE, MADERA D. BECKHAM

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. 58 on the Plan of The Woodlands, Phase II, a Planned Unit Development, as of record in Plat Book 6900, Page 635, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Wellesley Builders, LLC, by Deed from Richter Dial Builders, Inc., of record in Book 9697, Page 195, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7334, Page 109, Book 7408, Page 250, amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, and rerecorded in Book 8643, Page 675, said Register's Office; By-Laws of record in Book 7334, Page 149, and Book 7408, Page 289, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 625 Magnolia Lane, Nashville, TN 37211
(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 17th day of July, 1996

WELLESLEY BUILDERS, L.L.C., A TN LIMITED LIABILTY COMPANY

By:
John W. Hays, Chief Manager

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

BOOK 10126 PG 915

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John W. Hays and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the WELLESLEY BUILDERS, L.L.C., A the within named bargainor, and corporation, and that he as such Chief Manager 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 John W. Hays as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 17th day of July 1996 .

My commission expires July 24, 1999

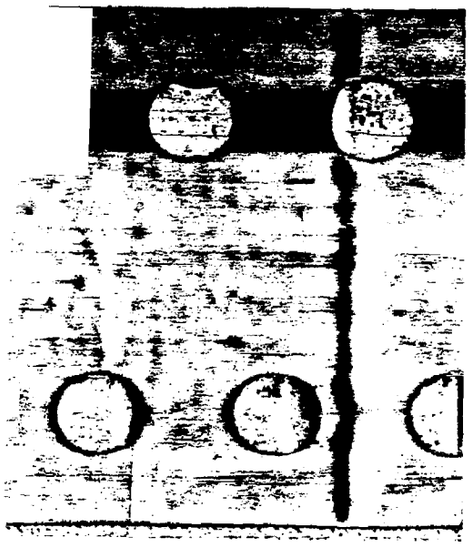
_____
Notary Public

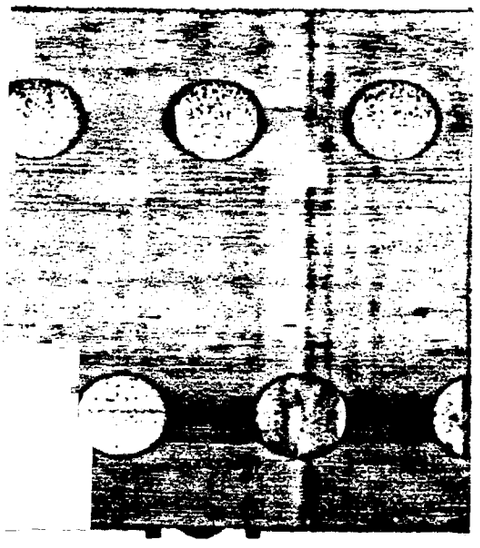
SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

96 JUL 19 PM 12:53
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

7333 07/19 0101 02CHECK 619.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10126 PG 916

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50

07/19/96 01 12:58 0001 7333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205518
IDENTIFICATION REFERENCE

96 JUL 19 PM 12:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064979