BOOK 10284 PG 750

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP:** 71-7
Velda V. Beckwith	Boatmen's National	Parcel 230
3641 North West 23rd Court	Mortgage, Inc.	12DZ 51370
Lauderdale Lakes, FL 33311	4041 Kinght Arnold Road	
	Memphis, TN 38118-0559	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND ($1,000.00) DOLLARS, cash in hand paid by the within named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to BOATMEN'S NATIONAL MORTGAGE, INC., in the approximate amount of $48,127.26, which deed of trust is evidenced by record in Book 8847, Page 438, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof, and to indemnify the Department of Veterans Affairs on its guaranty or insurance as below mentioned; **MARQUIS T. KOCHI and wife, MARGARET A KOCHI,** GRANTORS, have bargained and sold, and by these presents do transfer and convey all their rights, title and interests unto the said **VELDA V. BECKWITH,** (unmarried) GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> ***BEING*** *Lot No. 3 on the Plan of Richeson Subdivision, of record in Book 6200, Page 608, Register's Office, Davidson County, Tennessee.*
>
> ***THIS*** *conveyance is made subject to the survey by John Kohl, dated February 1, 1990, shows a 2.5 foot by 20 foot anchor easement in the northwest corner of lot.*
>
> ***BEING*** *the same property conveyed to Marquis T. Kochi and wife, Margaret A. Kochi, by deed from the Secretary of Veterans Affairs of record in Book 8847, Page 435, Register's Office for Davidson County, Tennessee.*
>
> ***THIS*** *conveyance is further subject to and by assumption of a mortgage in the approximate amount of $48,127.26, payable to Boatmen's National Mortgage, Inc., as evidenced by Deed of Trust of record in Book 8847, Page 438, Register's Office, Davidson County, Tennessee.*

This is improved property known as 334 Edwin Street, Nashville, Tennessee 37207.

ASSUMPTION CLAUSE

AS part of the purchase price of the above described premises, GRANTEE hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated January 15, 1993, and filed for record January 25, 1993, in the Office of the Register of Deeds for Davidson County, Tennessee, in Book 8847, Page 438, and the note of even date thereby secured, in the original principal amount of FIFTY THOUSAND ($50,000.00) DOLLARS, payable to the Secretary of Veterans Affairs.

GRANTEE further hereby assumes the obligation of MARQUIS T. KOCHI and wife, MARGARET A. KOCHI, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim for payment arising from the guaranty or insurance of the indebtedness above mentioned.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized an possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 26th day of November, 1996.

Marquis T. Kochi
MARQUIS T. KOCHI

Margaret A. Kochi
MARGARET A. KOCHI

STATE OF HAWAII)
)
COUNTY OF Hawaii)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARQUIS T. KOCHI and wife, MARGARET A. KOCHI,** the bargainors, 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 Kailua-Kona Hawaii, this 26th day of November, 1996.

Lei T. Oshiro
Notary Public, Third Judicial Circuit
State of Hawaii
Commission Expires: 7/03/99

Lei T. Oshiro
NOTARY PUBLIC

My Commission Expires: 07-03-99

STATE OF FLORIDA)
)
COUNTY OF _____)

3549 12/09 0101 03CHECK 190.77

The actual consideration for this transfer or value of property (whichever is greater) is **FORTY NINE THOUSAND ONE HUNDRED TWENTY SEVEN DOLLARS AND TWENTY SIX CENTS ($49,127.26).** This is equal to or greater than the property would bring at a fair and voluntary sale.

Velda V. Beckwith
AFFIANT

SWORN to and **SUBSCRIBED** before me this 6th day of ~~November~~ December, 1996.

Constance L. Boxwell
NOTARY PUBLIC

My Commission Expires: _____

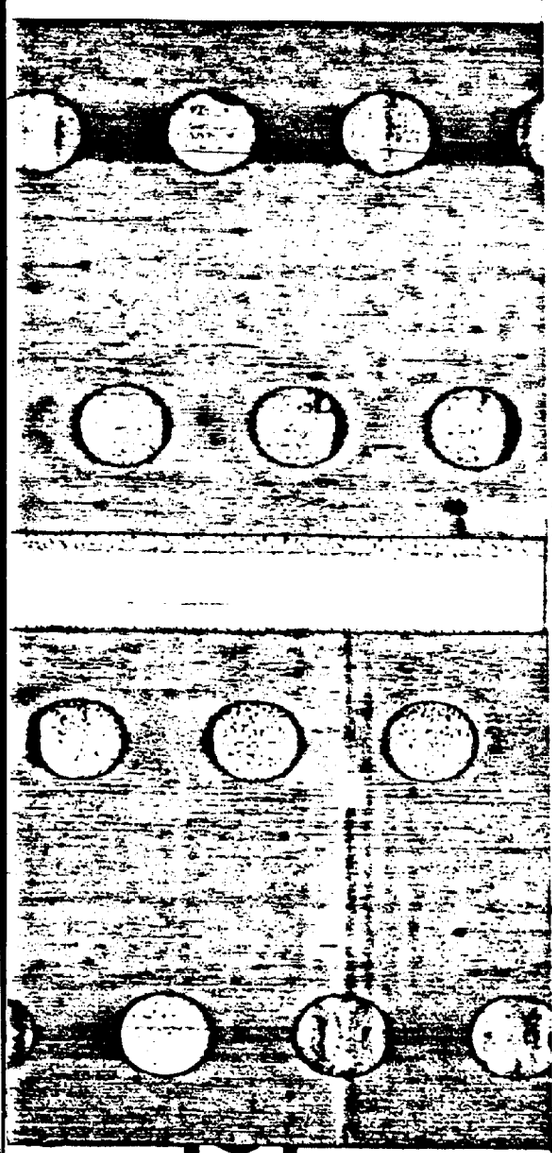
OFFICIAL NOTARY SEAL
CONSTANCE L BOXWELL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC533940
MY COMMISSION EXP. MAR. 15,2000

96 DEC -9 AM 11:51
FILED AND RECORDED
OKALOOSA COUNTY, FLA.
CLERK OF CIRCUIT COURT

NOTARY PUBLIC STATE OF FLORIDA

PICK-UP

0254040
IDENTIF. # REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10284 PG 752

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	49127.26
CON TX	181.77
PRFEE	1.00
WDEED	8.00
TOTAL	190.77
CHECK	190.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/09/96 01 11:11 6001 3549

0254040
IDENTIF. ↑ REFERENCE

96 DEC -9 AM11:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1096189