BOOK 10308 PG 347 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF December 19 96

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO., TENN.

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alma I. Smith (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 95-14
523 Wanda Drive (ADDRESS)	155 N. Lake Ave.; P.O. Box 7137 (ADDRESS)	PARCEL 9
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, Charles C. Beekley and wife, Jacquelyn Beekley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alma I. Smith and Barbara A. Smith, both unmarried, as joint tenants with right of survivorship,

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. 125, on the plan of Elm Hill Acres Subdivision, Section I, of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles C. Beekley, unmarried by deed from James E. Robertson, of record in Book 6976, Page 971, Register's Office for said County.

The said Jacquelyn Beekley joins in this conveyance to convey any and all marital interest he/she may have in said property.

0260391

IDENTIF. & REFERENCE

96 DEC 31 PM 1:52
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 523 Wanda Drive, 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 our hand s this 30th day of December 19 96

Charles C. Beekley

Charles C. Beekley

Jacquelyn Beekley

Jacquelyn Beekley

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 Charles C. Beekley and wife, Jacquelyn Beekley

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 Nashville, Tennessee, this 30th day of December, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

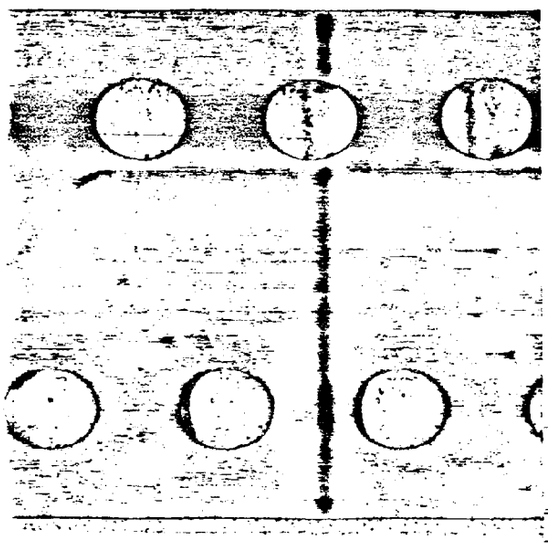
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

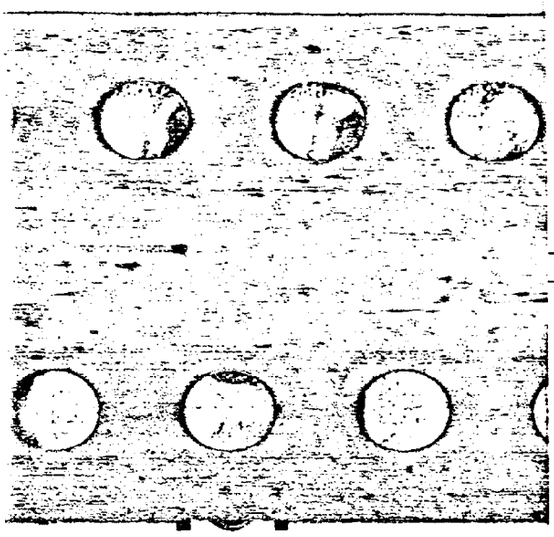
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0810 12/31 0101 03CHECK 250.20





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

RECEIVED OF _____

FOR _____

BOOK 10306 PG 349

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 76000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 290.20
				CHECK 290.20
12/31/96	01			13:55 0001 0818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260391
IDENTIF. # REFERENCE

96 DEC 31 PM 1:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1103370