0262082
IDENTIF. # REFERENCE

mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

97 JAN -7 AM 8:19
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R-5885

MAP/GROUP/PARCEL
103-04-0/091.00

NEW OWNER'S NAME AND ADDRESS:
James G. Johns, Jr. and Maria Beckham
147 46th Avenue South
Nashville, Tennessee 37209

BOOK 10312 PG 754

SEND TAX BILLS TO:
Sunbelt National Mortgage
111 Westwood Place, Suite 109
Brentwood, Tennessee 37027

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Mrs. Athene I. Gordon (single), hereinafter called Grantor, do hereby transfer and convey unto James G. Johns, Jr. and Maria Beckham, both unmarried as joint tenants with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING the southerly 50 feet of Lots 1, 2 and 3 of Block 4 on the Map of part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee.

SAID southerly part of said Lots 1, 2, and 3 fronts 50 feet on the westerly side of 46th Avenue, North, formerly 5th Street, and runs back between parallel lines, with the northerly margin of an alley, 135 feet to the line between lots 3 and 4 on the Plan.

BEING the same property conveyed to grantor herein by deed of record in Record Book 4482, Page 558, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Mrs Athene I Gordon
Mrs. Athene I. Gordon

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Mrs. Athene I. Gordon (single), with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 2nd day of December, 1996.

Janet L Adams
NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES:
4-15-2000

BOOK 10312 PG 755

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $90,000.00.

x Mona Beckham
AFFIANT

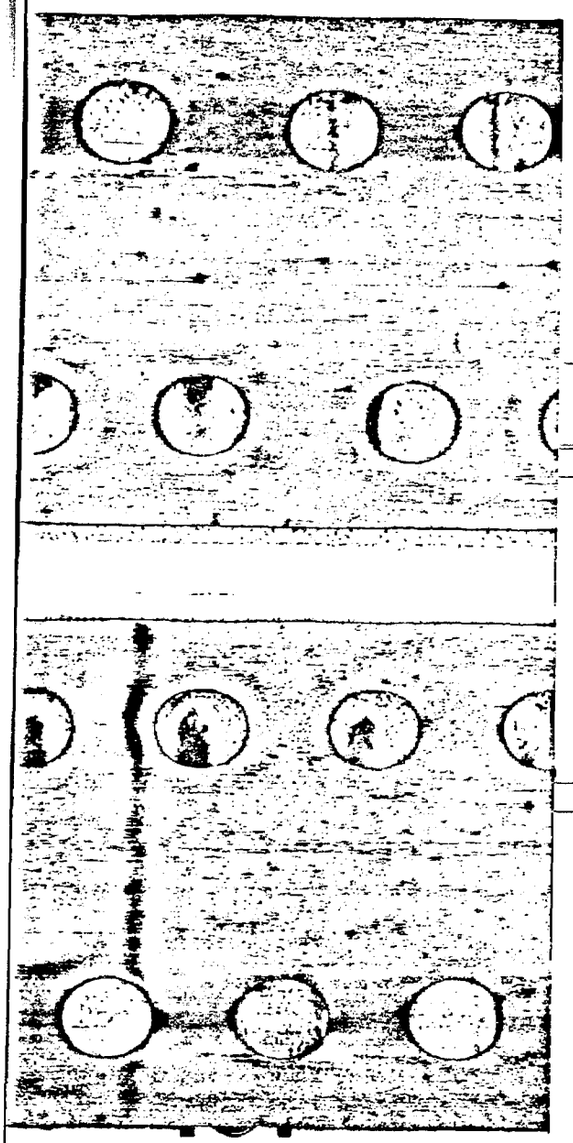
Sworn to and subscribed before me, this the 2nd day of December, 1996.

Janet L Adams
NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:
4-15-2000

2620 01/07 0101 03CHECK 342.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10312 PG 756

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 342.00
				CHECK 342.00
01/07/97		01		08:20 0001 2620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1105155