PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

BOOK 10325 PG 22

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Phyllis Frame
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1997

K. J. Shelton
Notary Public

MY COMMISSION EXPIRES September 25, 1999

(AFFIX SEAL)

NOTARY PUBLIC AT

THIS INSTRUMENT WAS PREPARED BY:
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phyllis Frame	Pacific Southwest Bank	102 08435
(NAME)	(NAME)	
2211 Pittswood Drive	4144 N. Central Expwy. S-160	95-11-81
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Dallas, TX 75204	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Florence E. Georgas, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis Frame, a married woman and Samuel Beavers, Unmarried, as joint tenants with rights of survivorship, with the remainder to the survivor in fee,

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 Number 26 on the Plan of Cloverdale, of record in Plat Book 2133, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William K. Georgas, Sr. and wife, Florence E. Georgas by Deed of record in Book 4541, Page 575, Register's Office for Davidson County, Tennessee.

William K. Georgas having since died on April 27, 1976, in Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Reference is hereby made to the Power of Attorney of Florence E. Georgas being recorded simultaneously herewith.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This is unimproved / improved XX property, known as 2211 Pittswood Drive Nashville, TN 37214
(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 17th day of January, 1997

Florence E. Georgas by W.K. Georgas, Jr. Its Attorney in Fact
Florence E. Georgas
BY: W. K. Georgas, Jr., her atty-in-fact

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Florence E. Georgas, unmarried
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January , 19 97

Commission expires September 25, 1999

K. J. Shelton Notary Public

STATE OF TENNESSEE
County of Sumner

Personally appeared before me, W. K. Georgas, Jr., in his capacity as Attorney in Fact for his mother, Florence E. Georgas
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of January 19 97

Commission expires 09/25/99

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

BOOK 11325 PG 23

0265672
IDENTIF. ↑ REFERENCE

97 JAN 21 PM 2:05
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

Florence E. Georgas

STATE OF TENNESSEE
COUNTY OF Sumner

BOOK 10325 PG 24

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 17th day of January , 19 96 .

W. K. Georgas, Jr.

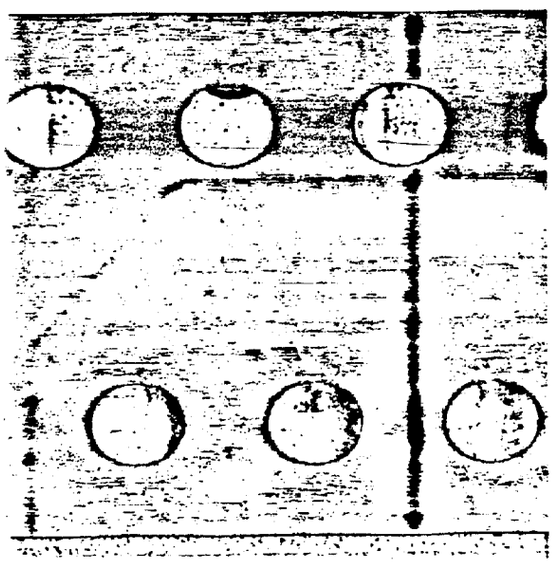
SWORN to and subscribed before me, this the 17th day of January , 19 97 .

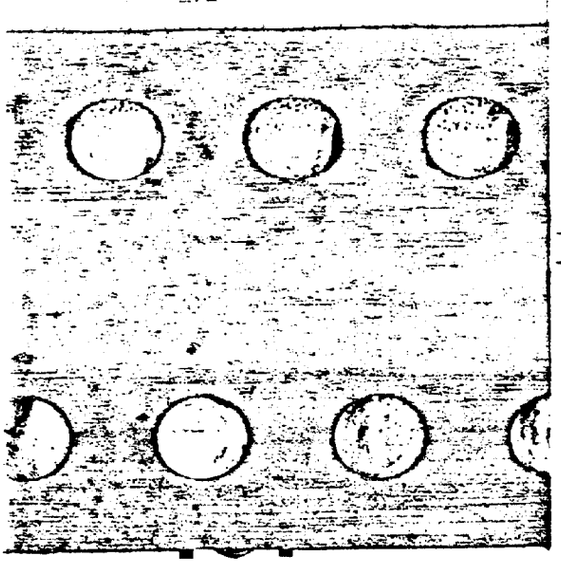
Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 09/25/99

5435 01/21 0101 03CHECK 271.63





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

RECEIVED OF _____

FOR _____

BOOK 10325 PG 25

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 69900.00
				CON TX 258.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 271.63
				CHECK 271.63
01/21/97	01			14:04 0001 6435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265672
IDENTIF. ↑ REFERENCE

97 JAN 21 PM 2:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1109425