File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Gerald G. Patterson, Attorney
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10474 PG 222

#14614

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CHRIS D. BEAVER	COUNTRYWIDE HOME LOANS, INC.	Map 115-16
5097 Moss Road (NAME)	155 N. Lake Ave., P.O. Box 7137 (NAME)	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Pasadena, California 91109-7137	FB# 9D-55450
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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, ANTHONY R. LARKINS AND WIFE, TERESA LARKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRIS D. BEAVER AND WIFE, WANDA BEAVER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 56 on the Plan of Section Two Pasquo Park, as of record in Plat Book 3600, page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Anthony R. Larkins and wife, Teresa Larkins by deed from Igmacy Bugajski and wife, Charlotte Bugajski of record in Book 6953, page 184, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3870, page 12; and (3) All matters appearing on the Plan of record in Plat Book 3600, page 77, said Register's Office.

7361 06/02 0101 03CHECK 673.15

03110632
IDENTIF. # REFERENCE

97 JUN -2 AM 11:47
FELIX A. BRUNSTEIN REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 5097 Moss Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of May, 19 97.

ANTHONY R. LARKINS

TERESA LARKINS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY R. LARKINS AND WIFE, TERESA LARKINS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of May, 19 97.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 97.

MY COMMISSION EXPIRES: 9/16/99 Notary Public
(AFFIX SEAL)

WARRANTY DEED

FROM

ANTHONY R. LARKINS AND WIFE, TERESA LARKINS

TO

CHRIS D. BEAVER AND WIFE, WANDA BEAVER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10474 PG 224

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	
				179500.00
			CON TX	664.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	673.15
			CHECK	673.15
06/02/97	01	11:51	0001	7361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0310632

IDENTIF. # REFERENCE

97 JUN -2 AM 11:47

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

No. 1157307