BOOK 10759 PG 617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or value, whichever is greater, for this transfer is $ 27,000.00

Otha mae Beecham
Affiant

Sworn to and subscribed before me this the 12 day of Jan., 1998

Notary Public

My Commission Expires: 7-25-1998

(Affix Seal)

THIS INSTRUMENT PREPARED BY:
Jack Green, Attorney at Law, 141 Thompson Lane, Nashville, TN. 37211

Address New Owner(s) as Follows	Mortgage: and Send Tax Bill To:	Map-Parcel Numbers
Margaret Rischbeck	Same	Map 119-6
Name	Name	Par 74
87 Elberta Street		
(Street Address or Route Numbers)	(Street Address)	
Nashville, TN. 37211		
(City) (State) (P. O. Zip)	(Ciuty) (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, we (I) HERSCHEL B. BEECHAM and wife, OTHA MAY BEECHAM

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto MARGARET RISCHBECK

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 No. 7 on the Plan of Sterling Heights Subdivision, as of record in Book 1424, page 97, Register's Office for said County. Said Lot fronts 50 feet on the south side of Elberta Street and runs back between parallel lines, 160 feet to a dead line.

BEING the same property conveyed to Herschel B. Beecham and wife, Otha May Beecham by Quitclaim Deed from Velma M. Beecham, a Widow, of record in Book 9858, Page 361, Register's Office for Davidson County, Tennessee.

The recorded plan shows an Owner's Certificate, a 30 feet set-back line from Elberta Street and a 10 foot easement for public utilities along the south rear line of the lot.

unimproved ( )
This is improved (✓) property, known as 87 Elberta Street 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. Whereever used, the singular number shall include the plural, the plural the siingular, and the use of any gender shall be applicable to all genders.

Witness our **hand(s) this** 12 **day of** January, **19**98.

Herschel Beecham Otha mae Beecham

HERSCHEL B. BEECHAM OTHAMAY BEECHAM

STATE OF TENNESSEE)

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COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Herschel B. Beecham and wife Otha May Beecham**, the bargainors, with whom I am personally acquainted and who acknowledged that the executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal at Nashville, Tennessee, this 12th day of January, 1998.

Peggy M. Barnett
Notary Public

My Commission Expires; 7-25-98

0390753
IDENTIFICATION REFERENCE
98 JAN 16 AM 9:52
RECORDER
DAVIDSON COUNTY, IN.

PICK-UP

2718 01/16 0101 03CHECK 108.50

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

RECEIVED OF _____

FOR _____

BOOK 10759 PG 619

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 8.00
TOTAL 108.90
CHECK 108.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/16/98 01 09:59 0001 2718

0390753
IDENTIF. # REFERENCE

98 JAN 16 AM 9:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1243355