STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 53,950.00 .

AFFIANT

Subscribed and sworn to before me, this 13th day of July 1998.

NOTARY PUBLIC
My commission expires: 3/23/2002

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

Address of New Owner as follows: Robert B. and Martha Beck, 4205 Gallatin Road, Nashville, Tennessee 37216

Send Tax Bills to: NationsBank Mortgage Corp., 205 Park Club Lane, Buffalo, NY 14231-9000 (Loan No. 1104227879)

Map-Parcel Numbers: 61-15-355

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, JOHN W. HAWKINS, JR. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, ROBERT B. and MARTHA CONE BECK, hereinafter called the Grantees, their heirs, [successors] and assigns, a tract [or parcel] of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of Lot No. 295 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of said Lot No. 295 fronts 50 feet on the northerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to John W. Hawkins, Jr., A MARRIED PERSON by deed from William H. DORRIS of record in Book 7495, Page 381, Register's Office for Davidson County, Tennessee.

Grantors Wife, PEGGY J. HAWKINS, joins in this conveyance conveying any and all marital rights that she might have in this property.

This property is not the primary residence of the Grantor. This is improved property known as 1113 Stratford Avenue, Nashville, Tennessee 37216.

In this conveyance Grantees assume a Deed of Trust executed by John W. Hawkins, Jr., a married person to Delta Title Company, Trustee, of record in Book 7495, page 384 re-recorded in Book 7510, page 985, said Register's Office, dated March 17, 1988, to secure to National Mortgage Company, an indebtedness in the amount of $50,394.00, and any other sums which may be and become payable under the terms thereof, including, but not limited to, principal interest and service fee. The escrow account if any is hereby transferred to the grantees.

TO HAVE AND TO HOLD said tract [parcel] of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs [successors] and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out' and Grantor does further covenant and bind themselves, their heirs [successors] and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs [successors] and assigns, against the lawful claims of all persons whomsoever.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared strictly by documents provided by the parties involved.

WITNESS our hands this 13th day of July, 1998.

GRANTOR, JOHN W. HAWKINS, JR.

John W. Hawkins Jr.

JOHN W. HAWKINS, JR.

GRANTOR, PEGGY J. HAWKINS

Peggy J. Hawkins

PEGGY J. HAWKINS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **JOHN W. HAWKINS, JR. and Wife, PEGGY J. HAWKINS**, the within named bargainors, with whim 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, at office in Davidson County, Tennessee, this 13th day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 3/23/2002

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PICK-UP

0461893

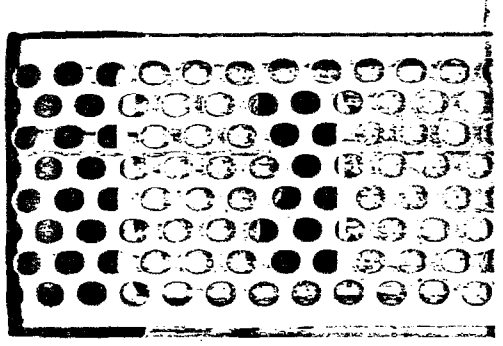
IDENTIF. A REFERENCE

98 JUL 14 AM 9:52

FELIX Z. VALSOTI JR. REGISTER
DAVIDSON COUNTY, TN.

296B 07/14 01:01 03CHECK 210.61

[redacted]



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

RECEIVED OF _____

FOR _____

BOOK 11018 PAGE 839

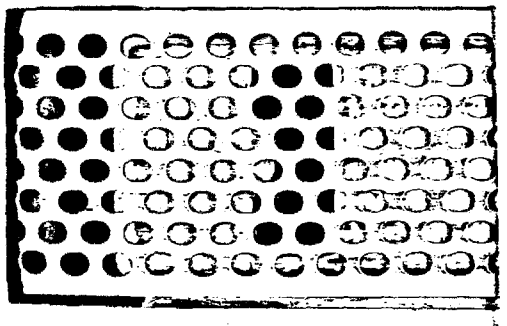
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 53950.00
CON TX 199.61
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 210.61
CHECK 210.61

07/14/98 01 09:53 0001 2968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0461893
IDENTIF. & REFERENCE

98 JUL 14 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318673