Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

0519464
IDENTIF. ↑ REFERENCE

39-B
File #98-1948

98 DEC -2 PM 1:08
BILL GARNETT REGISTER
DAVIDSON COUNTY. TN.

WARRANTY DEED

BOOK 11230 PAGE 804

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret O. Showalter,** and spouse **Patrick R. Showalter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. S. Beech and wife Tami A. Boschee,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 26 of Block "G", on the Plan of Cherokee Park, as of record in Book 547, Pages 175 & 176, Register's Office for said County.

Said Lot no. 26 fronts 60 feet on the southerly side of Aberdeen Road and runs back 138.49 feet on the westerly line and 144.98 feet on the easterly line to a dead line, and shows 57 feet on said dead line.

Being the same property conveyed to Margaret E. Owen, unmarried, by deed of record in Book 9092, page 578, RODC. Margaret E. Owen having since married and being the same person as Margaret O. Showalter. Patrick R. Showalter, spouse of Margaret O. Showalter joins in the execution of this document to convey any marital interest he may have.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

4357 12/02 0101 03CHECK 825.00

This is improved property, known as: 4025 Aberdeen, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of November, 1998

Margaret O. Showalter

Patrick R. Showalter

BOOK 11230 PAGE 805

State of ~~Tennessee~~ TEXAS)
County of ~~Davidson~~ DALLAS)

On this the 25th day of November, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Margaret O. Showalter and Patrick R. Showalter**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

VERONICA ADRIAN NOTARY PUBLIC STATE OF TEXAS 10/14/01

Veronica Hiram
Notary Public

My Commission Expires: October 14, 2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$220,000.00**.

Tami A Boschee
Affiant

Sworn and subscribed before me on this the 25th day of November, 1998.

Notary Public

BOSTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

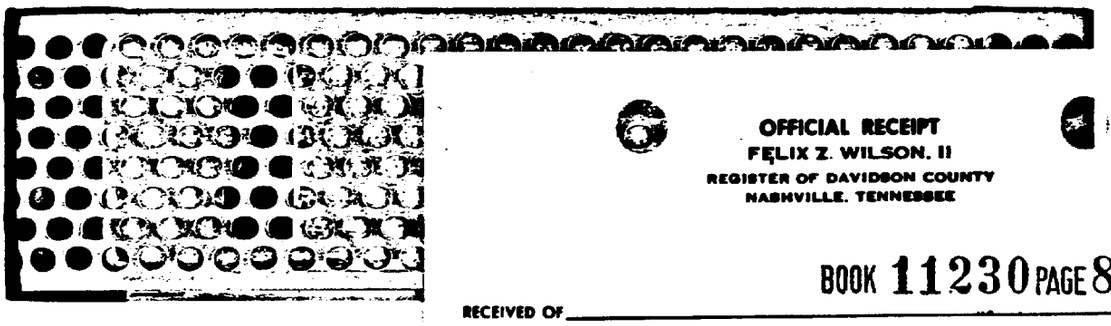
My Commission Expires

My Commission Expires: 3/23/02

NEW OWNER:
R.S. Beech and
Tami A. Boschee
4025 Aberdeen
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
103-8-224



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11230 PAGE 806

RECEIVED OF _____

FOR _____

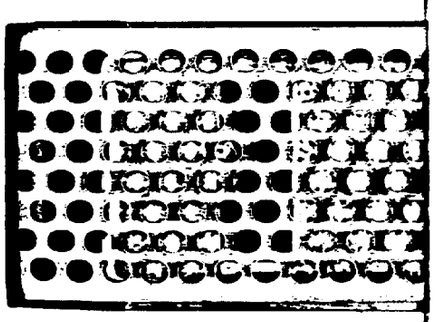
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	220000.00
CON TX	814.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	825.00
CHECK	825.00

12/02/98 01 13:09 0001 4357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIF. ↑ REFERENCE 0519464

98 DEC -2 PM 1:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379381