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

39-B
File #02-1517

WARRANTY DEED

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 **Charles A. Beck, Sr., and wife, Mary M. Beck,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Bucy , unmarried, and Sheryl L. Nichols, unmarried, as tenants in common with right of survivorship,** 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. 95 on the Plan of Maynor Place as of record in Book 843, page 24, Register's Office for said County.

Said Lot No. 95 fronts 60 feet on the northerly side of Iverson Avenue, and extends back 196.5 feet on the easterly line, and 190 feet on the westerly line; to a dead line in the rear, measuring 60-1/4 feet thereon.

Being the same property conveyed to Charles A. Beck, Sr. and Mary M. Beck by deed from Bill Jr. Smith and wife, Bertie H. Smith, of record in Book 4757, Page 473, Registers office for said County.

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

This is improved property, known as: 1031 Iverson Avenue, Nashville TN 37216.

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 seized 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 23rd day of September, 2002

Charles A. Beck Sr.
Charles A. Beck, Sr.

Mary M Beck
Mary M. Beck

Davidson County DEEDWARR
Recvd: 09/27/02 12:27 2pgs
Fees:13.00 Taxes:364.23
20020927-0117962

State of Tennessee)
County of Davidson)

On this 23rd day of September, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles A. Beck, Sr. and Mary M. Beck, 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 98,440.00.

Affiant

Sworn and subscribed before me on this the 23rd day of September, 2002.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John Bucy 1031 Iverson Avenue Nashville, TN 37216	RBC Mortgage Company 440 North Orleans Chicago, IL 60610	72-2-29