This instrument was prepared by Melton W. Smith Jr Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

WARRANTY DEED

BOOK 5108 PAGE 805

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. Beavers and wife, Carolyn D. Beavers (NAME)	J.I.Kislak Mtg. Corp. of Florida (NAME)	Map 116-16
4016 Copeland Drive (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Parcel 53
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Miami, Florida. 33131 (CITY) (ZONE) (STATE)	7DA-33035

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the Grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness in the original principal amount of $26,900.00, payable to J.I.Kislak Mortgage Corporation of Florida; and secured by deed of trust executed by the Grantors, hereinafter named, to Reau E. Folk jr. Trustee, of record in Book 4488, page 784, Register's Office for Davidson County, Tennessee, which said unpaid balance the said Grantees hereby assume and promise to pay,

We, James H. Harris, III and wife, Patricia A. Harris, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

David C. Beavers and wife, Carolyn D. Beavers, hereinafter called Grantees, their

XXXXXX *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 43 on the Plan of Evergreen Heights, Part 2, of record in Book 1835, page 19, Register's Office for said County.

Said Lot No. 43 fronts 132.36 feet on the easterly side of Copeland Drive, and extends back 258 feet on the northwely line and 173.8 feet on the southerly line to a broken line in the rear measuring 183.7 feet thereon.

Being the same property conveyed to Grantors by deed from Daniel C. Geddie and wife, June Ann Geddie, of record in Book 4488, page 782, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 1788, page 425 and Book 1847, page 277, said Register's Office, and to Plan of record in Book 1835, page 19, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 24th day of January 19 77

Affiant

My commission expires: Dec 26, 1979 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 4016 Copeland Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or, Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

...Grantees, their

XXXXXXX

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above, and for 1977 taxes which have been prorated and payment thereof assumed by Grantees.

We *further covenant and bind* ...ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ...Grantees, their

XXXXXXX, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 24th *day of* January 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Harris III

James H. Harris III

Patricia A. Harris

Patricia A. Harris

BOOK 5108 PAGE 806

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* James H. Harris III and wife, Patricia A. Harris

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

Witness my hand and official seal at Nashville, Tennessee
this 24th *day of* January, *19* 77

Notary Public

Commission expires November 26, 1979.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self to be..... *of the* ....., *the within named bargainor, a corporation, and that* ....he as such....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self as.....

Witness my hand and seal, at office in ....., *this* .....day of....., *19*.....

.....Notary Public

Commission expires .....

JAN 25 77	CONV	46,500.00			
JAN 25 77	S'TAX		B*	120.90	
JAN 25 77	PR'FEE		B*	.50	
JAN 25 77	W'DEED		B*	4.00	* 125.40

WARRANTY DEED

FROM James H. Harris III etux.

TO David C. Beavers etux.

D 86571

IDENTIF. REFERENCE

JAN 25 10 58 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS