Joseph D. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5456 PAGE 105

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Beamer (NAME)	First Tenn. Bank (NAME)	161-11A-220
437 Huntington Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 477 (STREET ADDRESS)	
Nashville, TN. 37211 (CITY) (STATE) (ZIP)	Memphis, TN. 38101 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

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

cash in hand paid by John C. Beamer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said John C. Beamer has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $30,200.00 secured by deed of trust of record in Book 4746, page 458, Register's Office for Davidson County, Tennessee,

We, Annette Reese Lawson, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said John C. Beamer

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 220 on the Plan of Huntington Ridge Townhouses as of record in Book 4675, page 9, Register's Office for said County, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Huntington Ridge Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Annette Reese Lawson by deed from Kent D. Richens and wife, Brenda S. Richens of record in Book 5438, page 315, said Register's Office.

This conveyance is subject to declaration of covenants, conditions and restrictions recorded in Book 4729, page 687, as amended in Book 4889, page 905, said Register's Office; and the recorded plan shows an Owner's Certificate, easements for roadways and utilities; and lien for annual and special assessments for maintenances, etc., as set forth in Article 4 of declaration of covenants, conditions and restrictions in Book 4729, page 687, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,250.00

Subscribed and sworn to before me, this the 25th day of June 19 79

Affiant John C. Beamer

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Emery

NOTARY PUBLIC STATE OF NEW JERSEY LARC

This is improved (X) unimproved ( ) property, known as Lot No. 220, 437 Huntington Ridge Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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 for 1979 taxes which are prorated and assumed by the purchasers.

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 (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 25th *day of* June *19* 79*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Annette Reese Lawson

Annette Reese Lawson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Annette Reese Lawson

*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* 25th *day of* June, *19*79

Mary Emery
Notary Public

MARY EMERY NOTARY PUBLIC AT LARGE

Commission expires 4/21/80

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 26609
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Annette Reese Lawson

TO

John C. Beamer

2312 06/26 113.00- CHECK

F 36825

IDENTIF. REFERENCE

JUN 26 3 05 PM '79

FELIX Y. LEON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 5456 PAGE 107

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44250.00- CO	
			114.92 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	119.42-
2312A06/26/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 36825

IDENTIF. REFERENCE T

JUN 26 3 05 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

No. 693165