L#81,230-1 RETURN TO
METROPOLITAN FEDERAL
This Instrument Prepared by: Gail Pigg, Attorney
Suite 1401, One Commerce Place
Nashville, Tennessee 37239

Address New Owner(s) as follows:	Send Tax Bills:	Map-Parcel No.
Wendell R. Beard and wife, Carolyn G. Beard	Metropolitan Federal Savings & Loan Assoc	160-14-C
735 Fox Ridge Drive	230 Fourth Avenue, N	#35
Brentwood, TN 37027	Nashville, TN 37219	LOV 79434

WARRANTY DEED

BOOK 5900 PAGE 79

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY & SMITH CONTRACTORS, INC.

a Tennessee corporation, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

WENDELL R. BEARD and wife, CAROLYN G. BEARD

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 735, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, page 70.

This is improved property known as 735 Fox Ridge Drive, Brentwood, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever; and we do covenant with the said grantees that we are lawfully seized and possessed of said unit in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 my hand this 18th day of June, 19 82.

HAURY & SMITH CONTRACTORS, INC.

BY: Reese L. Smith III

Reese L. Smith, III, Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5900 PAGE 80

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 1982.

NOTARY PUBLIC

My Commission Expires:1/20/85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 46,900.00.

AFFIANT

Subscribed and sworn to before me, this 18th day of June, 19 82.

NOTARY PUBLIC

My Commission Expires: 1/20/85

G 9 6 2 8 0

RENCE

JUN 18 11 22 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5300 PAGE 81

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

4650.00- CO
121.54 CO TX
.50 PRFEE
6.00 MDELD
CHECK 128.44-
3515A06/16/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G9628O

RENCE

JUN 18 11 22 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887230