Box 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON ~~XXXXXXXXX~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 6, 1988

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Beard, II (NAME)	Zeitlin Financial Services, Inc. (NAME)	
6287 Pettus Road (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	181-60
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	181-61

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene J. Sterwerf and wife, Eunice N. Sterwerf

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Beard, II and wife, Cindy S. Beard and Truman H. Setliffe and wife, Dorothea M. Setliffe

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at the southwest corner of Chaffin as described in Book 2862, 359, Register's Office for Davidson County, Tennessee, and then proceeding 980 feet along the centerline of Pettus Road in an easterly direction to the southwest corner of the subject tract, being the point of beginning Thence, North 2 deg. 45' East 573.16 feet to a point; thence, South 87 deg. 45' East 228 feet to a point; thence South 2 deg. 45' West 573.16 feet to a point in the center line of Pettus Road, thence North 87 deg. 45' West 228 feet to point of beginning.

Being the same property conveyed to Eugene J. Sterwerf and wife, Eunice N. Sterwerf by deed from Robert K. Lee, Jr. and wife, Rebecca L. Lee of record in Book 4613, Page 558, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2818, page 503, said Register's Office.

J. I. 43. 2 I
IDENTIF. REFERENCE
JUN 19 11 11 AM '85
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 6287 Pettus Road, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the 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 land 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 land to the said GRANTEES, their 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 our hand s this 14th day of June, 19 85.

Eugene J. Sterwerf
Eugene J. Sterwerf

Eunice N. Sterwerf
Eunice N. Sterwerf

STATE OF TENNESSEE }
~~Davidson~~ County }
Williamson

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Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Eugene J. Sterwerf and wife, Eunice N. Sterwerf~~

the 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 ~~Brentwood~~, Tennessee, this ~~14th~~ day of ~~June~~ 19~~95~~

Commission expires ~~October 8, 1999~~

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Eugene J. Sterwerf

Eunice N. Sterwerf

TO

John T. Beard, II
Cindy S. Beard

Truman H. Setliffe
Dorothea M. Setliffe

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59000.00- CAMT.
153.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.90-
9777A06/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J: 1: 43: 2: 1:

IDENTIF. REFERENCE

JUN 10 11 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146173