Box 24

FORM S.O. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,900.00

Tammy D. Beaty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF July, 1985.

Patricia S. Clark
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy C. Beaty (NAME)	Citicorp Homeowners, Inc. (NAME)	4D-06380
612 Tulip Grove Road (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	75-4
Hermitage, TN. 37076 (CITY) (STATE) (P. O ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	37

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, Aubrey H. Johnson, Jr. and wife, Thea Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy C. Beaty and wife, Tammy D. Beaty, as tenants by the entirety.

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:

A certain condominium unit in Davidson County, Tennessee, described as follows; Unit No. 110 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, page 156, as amended subsequently, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Aubrey H. Johnson, Jr. by deed from Miller Kimbrough, Trustee, as of record in Book 6017, page 883, Register's Office, Davidson County, Tennessee.

Thea Johnson herein joins to convey any and all rights and interest she may have; especially her marital rights.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6519, page 747, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Unimproved ( ) This is improved (X) property, known as 612 Tulip Grove Road, Hermitage, TN. 37076
(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 12th. day of July, 19 85.

Thea Johnson

Aubrey H. Johnson, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey H. Johnson, Jr. and wife, Thea Johnson

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 Nashville, Tennessee, this 12th day of July, 1985.

Commission expires 5/13/89

Patricia S. Clark
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
Aubrey H. Johnson, Jr.

TO
Randy C. Beaty

Tammy D. Beaty

J20884

IDENTIF. REFERENCE

JUL 16 9 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			46900.00- CAMT	
			119.34 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	125.84-
7939A	07/16/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J20884

IDENTIF. REFERENCE

JUL 16 9 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154134