STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

85,364.20 Gary W Bernhardt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF December, 19 85

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary W. Bernhardt (NAME)	Sovran Mortgage Corporation (NAME)	MAP 75-11
621 Highland View Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	PARCEL 6
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23260 (CITY) (STATE) (ZIP)	4D-24529

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, James A. Beaty and wife, Anita W. Beaty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Bernhardt and wife, Chris R. Bernhardt

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:

BEING Lot No. 425 on the Plan of Highlands of Tulip Grove, Section 2, as of record in Plat Book 4675, page 93, said Register's Office.

SAID Lot No. 425 fronts 80 feet on the easterly margin of Highland View Court and extends back 122.63 feet on the northerly line and 137.14 feet on the southerly line to a dead line in the rear measuring 81.34 feet thereon.

BEING the same property conveyed to James A. Beaty and wife, Anita W. Beaty by deed from Harold L. Nichols and wife, Suzanne H. Nichols of record in Book 6275, page 433, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5433, page 51, and re-recorded in Book 5450, page 395, Register's Office for Davidson County, Tennessee, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is ( ) unimproved (XX) improved property, known as 621 Highland View Court, (House Number) (Street) Hermitage, TN 37076 (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 5th day of December, 19 85

Anita W. Beaty
Anita W. Beaty

James A. Beaty by Anita W. Beaty, Attorney in Fact
James A. Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6731 PAGE 143

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita W. Beaty

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of December 1985.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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 _____ of this the _____ day of _____, 19____.

My commission expires _____

Notary Public

RECEIVED
'85 DEC 10 AM 9:13
FELIX A. MILLER, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
59631

WARRANTY DEED

FROM
James A. Beaty
Anita W. Beaty

TO
Gary W. Bernhardt
Chris R. Bernhardt

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita W. Beaty to me known to be the person who executed the foregoing instrument in behalf of James A. Beaty and acknowledged that she executed the same as the free act and deed of said James A. Beaty.

Witness my hand and official seal at Nashville, TN this the 5th day of December, 1985.

Notary Public

My Commission Expires: July 18, 1987

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6731 PAGE 141

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

85364.00- CONT.
220.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK - 220.64-
4640A 12/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9 6 3 1.

IDENTIFICATION REFERENCE

DEC 10 9 13 AM '85

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 199659