FORM NO. WB-1

BOX 84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$58,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 1986.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

BOOK 6851 PAGE 673

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Beasley (NAME)	Same (NAME)	Map 95-3-A
1407 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 64
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Charles H. Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Beasley

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. 64 in a Horizontal Property Regime as shown in the Master Deed Establishing Magnolia Square Condominiums of record in Book 6685, page 253, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Charles H. Turner and Thomas L. Goddard by deed from Douglas F. Brown and wife, Rose M. Brown of record in Book 4204, page 726, Register's Office for Davidson County, Tennessee, the said Thomas L. Goddard having conveyed his one-half (1/2) interest in subject property to Charles H. Turner by deed of record in Book 4583, page 507, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Square, of record in Book 6685, page 253, Register's Office for Davidson County, Tennessee.

Virginia W. Turner joins in the execution of this instrument to convey whatever marital rights she may have.

This is unimproved ( ) This is improved (X) property, known as 2258 Lebanon Road, Unit 64, Magnolia Square Condominium Nashville, TN 3721
(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 May, 19 86

Charles H. Turner

Virginia W. Turner

STATE OF TENNESSEE
Davidson County

BOOK 6854 PAGE 674

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Charles H. Turner and Virginia W. Turner

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 6th day of May 1986.

Commission expires 5/13/89

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

99960

FROM

Charles H. Turner

TO

Thomas W. Beasley

IDENTIFICATION REFERENCE

MAY 13 9 51 AM '86

FELIX Z. WILSON JR. 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 _____

BOOK 6854 PAGE 675

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
			50000.00- CAMT.	
			153.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 159.64-	
3105A05/13/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99960

IDENTIFICATION REFERENCE

MAY 13 9 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246949