BOOK 7274 PAGE 556 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF June, 19 87

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

File No. 21705

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	*MAP-PARCEL NUMBERS
DENNIS A. BEARD (NAME)	Mortgage Trust Company (NAME)	MAP 61-12
1225 Plymouth Avenue (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Rd. - Suite 100 (STREET ADDRESS)	PARCEL 63
Nashville, TN. 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	TAX 15DZ-29415

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, FRANKIE L. BINKLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS A. BEARD AND WIFE, DONNA M. BEARD

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. 41 on the Map of showing the Resubdivision of certain lots in Eastdale Place, recorded in Book 974, Page 22, Register's Office for said County, and a part of a tract of 6.9 acres lying in the rear of said Lot No. 41, as shown on said plan, and described together as follows: BEGINNING at a point in the northerly margin of Plymouth Avenue at the common corner of Lots Nos. 40 & 41;thence with the line between said lots northeasterly 180 ft. to the common northerly corner of said lots, and continuing with said line if extended in said direction 184 ft., more or less, to the southerly line of the property of Newman Cheek in the north line of said 6.9 acre tract;thence with the south line of the Newman Cheek tract North 87 1/2 deg. West 67.5 ft. to a point where the line between Lots Nos. 41 & 42 would intersect the Newman Cheek south boundary line if extended;thence southerly 158 ft. to the corner of Lots Nos.41&42, and continuing with the line between said lots southerly 180 ft. to the northerly margin of Plymouth Ave.;thence with the margin of same easterly 60ft. to the point of beginning, the land being a lot 60 ft. on the northerly side of Plymouth Avenue and running back 364 ft. on the easterly line and 338 ft. on the westerly line, to a dead line in the rear on which it measures 67.5 ft.

BEING the same property conveyed to Frankie L. Binkley by deed from Ricky W. Binkley recorded in Book 7190, Page 861, Register's Office for Davidson County, Tennessee.

FILED FOR REFERENCE
JUN 22 11 01 AM '87
DAVIDSON COUNTY, TENN.

38595.

This is unimproved ( ) improved (X) property, known as 1225 Plymouth Avenue - Nashville, Tennessee 37216
(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. Whenever 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 Her hand this 17th day of June, 19 87

X Frankie L. Binkley by Ricky Wayne Binkley atty in fact
FRANKIE L. BINKLEY

BOOK 7274 PAGE 557

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named FRANKIE L. BINKLEY

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 19 87.

Commission Expires _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Commission Expires _____ Notary Public

WARRANTY DEED

FROM FRANKIE L. BINKLEY

TO DENNIS A. BEARD

DONNA M. BEARD

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17Th day of June, 1987, before me personally appeared Ricky Binkley to me known to be the person who executed the foregoing instrument in behalf of Frankie L. Binkley as HER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said Frankie L. Binkley.

Witness my hand and official seal at Nashville, Tennessee, this the 17TH day of June, 1987.

Notary Public

My Commission Expires:

5-11-91

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

RECEIVED OF _____

FOR _____

BOOK 7274 PAGE 558

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
			65000.00- CAMT.	
			182.00 COTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.50-
			172/A06/22/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38595

IDENTIFICATION REFERENCE

JUN 22 10 01 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 95972