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FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Carolyn J. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 1987.

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Carolyn J. Hawkins et al (NAME)	Citizens & Southern Mortgage Co. (NAME)	Map 161-11-A
437 Huntington Ridge (STREET ADDRESS OR ROUTE NUMBER)	P.O. 656 (STREET ADDRESS)	Parcel 220
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Tucker Georgia, 30085-0656 (CITY) (STATE) (ZIP)	FB# 6DU 76588

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, John C. Beamer, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn J. Hawkins, James A. Powell and wife, Sybil J. Powell,

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

Land in Davidson County, Tennessee, being Lot No. 220 on the plan of Huntington Ridge Townhomes, of record in Book 4675 at page 9, Register's Office for said County, and to which plan & record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John C. Beamer by deed from Annette Reese Lawson, unmarried, of record in Book 5456 at page 105, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243, all in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 437 Huntington Ridge, #220, Nashville, Tennessee 37211
(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 hand this 7th day of December, 1987

John C. Beamer

John C. Beamer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named John C. Beamer

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 19 87

Commission expires 7-13-91

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

NOTARY PUBLIC AT LARGE

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
John C. Beamer

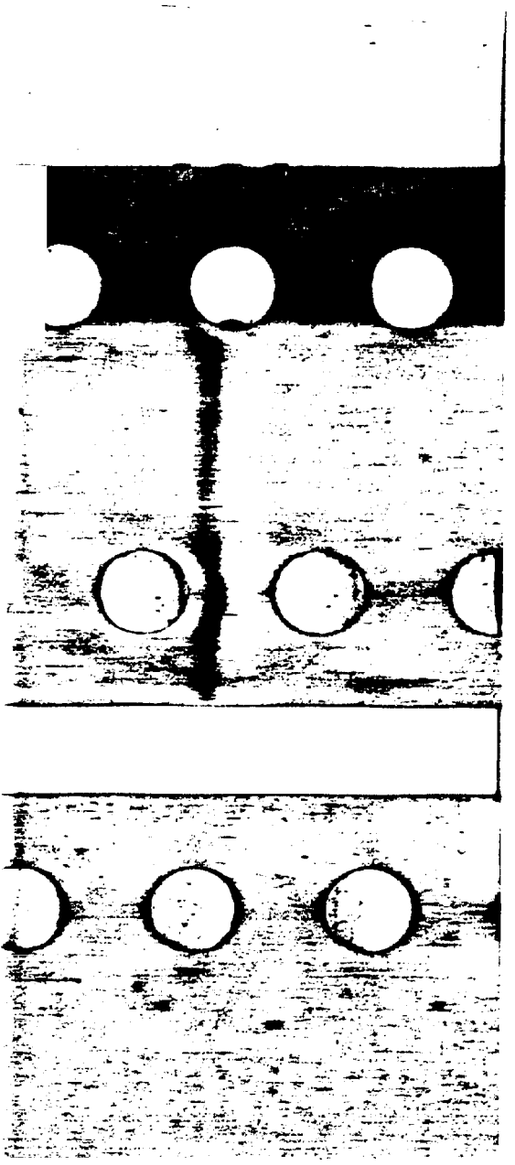
TO
Carolyn J. Hawkins, James A. Powell and wife, Sybil J. Powell,

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFICATION REFERENCE

DEC 14 11 36 AM '87
DAVIDSON COUNTY, TN

90233



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	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

57000.00- CAMT.
159.60 CSTAX
.50 PRFEE
6.00 ADEED
CHECK 165.10-
1675A12/14/87 REC .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90233

IDENTIFICATION REFERENCE

Dec 14 11 36 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44658