WARRANTY DEED

FROM: DOYLE BEARD

TO: JOHN R. DANIEL

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
John R. Daniel 3309 Elkins Avenue Nashville, TN 37209	Daniel Realty P. O. Box 91072 Nashville, TN 37209	Map 92-13 Par 351

This instrument prepared by: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,500.00.

Doyle Beard
AFFIANT

Sworn to and subscribed before me, this 30th day of June, 1988.

Notary Public
My commission expires: [illegible]

FOR AND IN CONSIDERATION of the sum of Ten Thousand Five Hundred ($10,500.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

I, DOYLE BEARD,

have bargained and sold, and by these presents do transfer and convey unto the said

JOHN R. DANIEL, and his heirs and assigns, certain tracts and parcels of land in Davidson County, Tennessee, described as follows; to-wit:

BEING Lot No. 119 on the Map of Hortense Place as of record in Book 161, page 167, Register's Office for said County.

SAID Lot No. 119 fronts 50 feet on the southerly side of Elkins Avenue, formally 2nd Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to Doyle Beard and wife, Sue Beard, by Warranty Deed from Milton Eugene Tidwell and wife, Mayme Lee Tidwell, filed of record in Book 3314, page 477, Register's Office for Davidson County, Tennessee. The said Sue Beard having since died intestate.

This is improved property, known as: 3309 Elkins Avenue
Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN R. DANIEL, and his heirs and assigns, forever.

And I do covenant with the said JOHN R. DANIEL 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, except for current year's property taxes, which are assumed by the grantee

herein.

And I, DOYLE BEARD, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN R. DANIEL, and his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 1988.

Doyle Beard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOYLE BEARD, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

1715 06/30 0101 03CHECK 35.90

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 1988.

Notary Public

My Commission Expires: Mar 8, 1989

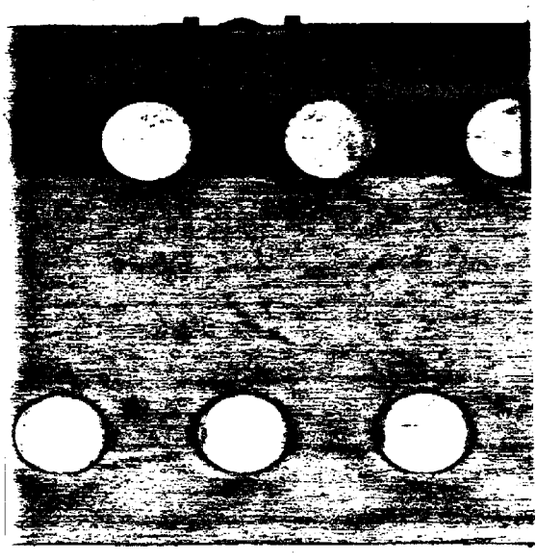
45388

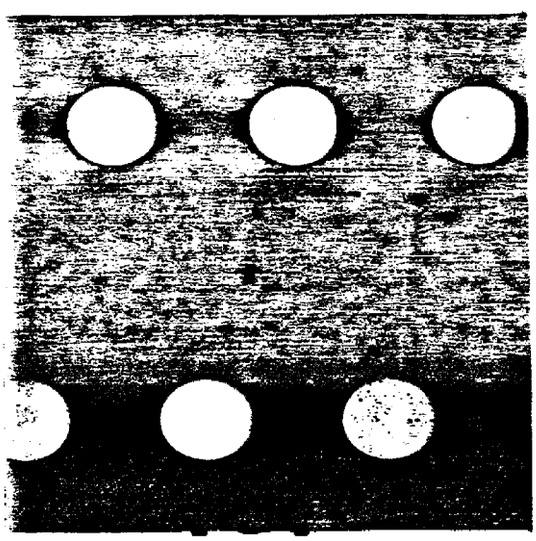
IDENTIFICATION REFERENCE

JUN 30 2 19 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

MTG TAX





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7588 PAGE 163

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
				CAMT 10500.00
				CON TX 29.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 35.90
				CHECK 35.90
06/30/88	01			14:19 0001 1715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45388

IDENTIFICATION REFERENCE

JUN 30 2 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.108466