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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Beard, et. al. (NAME)	The Florida Group, Inc. (NAME)	59-5-263
3024 Vista Valley Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 41030 (STREET ADDRESS)	Field Book #
Nashville, TN 37218 (CITY) (STATE) (ZIP CODE)	St. Petersburg, Fl. 33743 7030 (CITY) (STATE) (ZIP CODE)	13DA40435

WARRANTY DEED

For and in consideration of the sum of -----TEN and NO/100----------
----------($10.00)---------- DOLLARS

Cash in hand paid by DAVID BEARD and RONALD MARSHALL, the receipt of which is hereby acknowledged and other good and valuable consideration, Arthur W. Danner and wife Patricia Danner, Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said David Beard and Ronald Marshall

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 268 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arthur W. Danner, Jr., and wife, Patricia Danner by deed from Arthur L. Finney and wife, Mary V. Finney of record in Book 5361, page 304, Register's Office for Davidson County, Tennessee.

45730

IDENTIFICATION REFERENCE

JUL 1 1 37 PM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

$0.50

This is improved (X) unimproved ( ) property, known as 3024 Vista Valley Ct. (House Number) (Street)
Nashville, Tennessee 37218
(P. O. Address) (City or Town) (Zip Code)

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 our hands this 30th day of June, 19 88.

Arthur W. Danner Jr.
ARTHUR W. DANNER, JR.

Patricia Danner
PATRICIA DANNER

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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 Arthur W. Danner, Jr. and wife Patricia Danner

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 88.

My commission expires My Commission Expires OCT. 9, 1991 Notary Public Kimberly Bryant

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 51,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald Beard

Sworn to and subscribed before me this 30th day of June, 19 88.

My commission expires My Commission Expires OCT. 9, 1991 Notary Public Kimberly Bryant

This instrument was prepared by:

Robert Greene, Attorney 619 Woodland St. Nashville, Tennessee 37206

Name Address

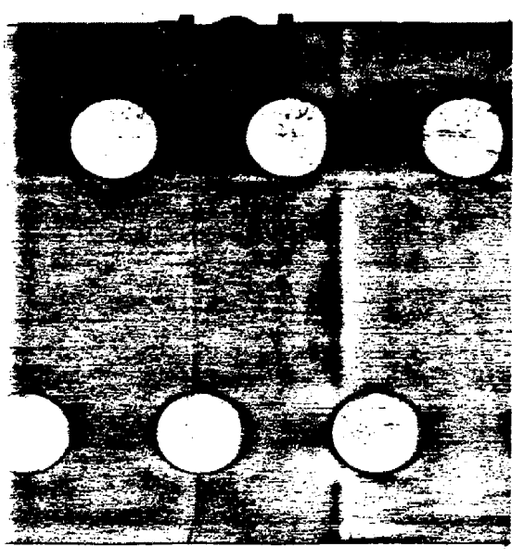
WARRANTY DEED

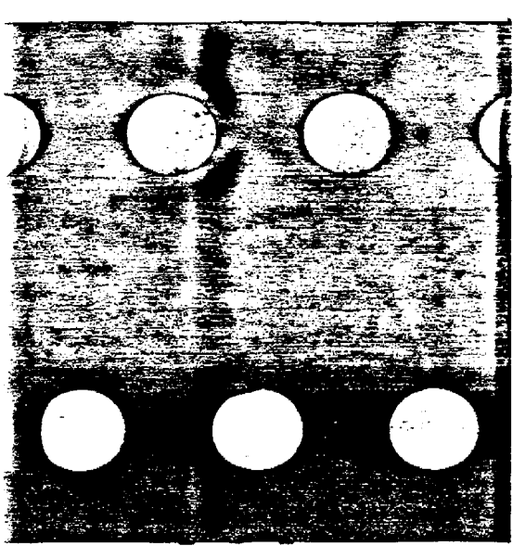
FROM Arthur W. Danner, et. ux.

TO David Beard and Ronald Marshall

Tiror Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

2980 07/01 0101 03CHECK 174.80





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	51000.00
CON TX	168.30
PRFEE	0.50
WDEED	6.00
TOTAL	174.80
CHECK	174.80

45730

IDENTIFI REFERENCE

JUL 1 1 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/01/88 01 13:17 0001 2980

No. 108858