Lot 60

BOOK 7621 PAGE 931

This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mr. William L. Beard Ms. Patricia L. Czarnick 1125 Chickering Park Dr. Nashville, TN 37205	Leader Federal Mtg., Inc. P. O. Box 336 Memphis, TN 38101-0336	144-6-14

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $240,000.00.

Wm L Beard
Affiant

Subscribed and sworn to before me this 15th day of August, 1988.

Mary Lynn Heckenkell
Notary Public

My Commission Expires: 10-2-89

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN S. WOLF, JR. AND ELIZABETH POLK WOLF have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM L. BEARD AND PATRICIA L. CZARNIK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Section Two, Chickering Park, as shown on plat of record in Plat Book 2663, Page 73 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the property conveyed to John S. Wolf, Jr. and wife, Elizabeth Polk Wolf by Warranty Deed from Mary Ann F. Robbins and Joe A. Robbins, of record in Book 5183, Page 610, Register's Office for Davidson County, Tennessee, John S. Wolf, Jr. and Elizabeth Wolf having since been divorced pursuant to the Decree entered in the Probate Court for Davidson County, Tennessee, and styled Helen Elizabeth Polk Wolf vs. John Stuart Wolf, Jr., Case No. 85D-74 which Final Judgment is of record in Book 7463, page 93, said Register's Office, and further the Opinion of the Court of Appeals at Nashville, is of record in Book 7463, page 105, said Register's Office.

This conveyance is subject to:

1. 1988 property taxes.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to WILLIAM L. BEARD AND PATRICIA L. CZARNIK, their heirs, successors and assigns forever.

AND JOHN S. WOLF, JR. AND ELIZABETH POLK WOLF do covenant with the said WILLIAM L. BEARD AND PATRICIA L. CZARNIK, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND JOHN S. WOLF, JR. AND ELIZABETH POLK WOLF do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said land to WILLIAM L. BEARD AND PATRICIA L. CZARNIK, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said JOHN S. WOLF, JR. has caused these presents to be signed this 5th day of August, 1988.

IN WITNESS WHEREOF, the said ELIZABETH POLK WOLF has caused these presents to be signed this 5th day of August, 1988.

X John S. Wolf, Jr.
JOHN S. WOLF, JR.

Elizabeth Polk Wolf
ELIZABETH POLK WOLF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JOHN S. WOLF, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 5th day of August, 1988.

JoAnn McCaffrey
Notary Public

My Commission Expires: 9-11-90

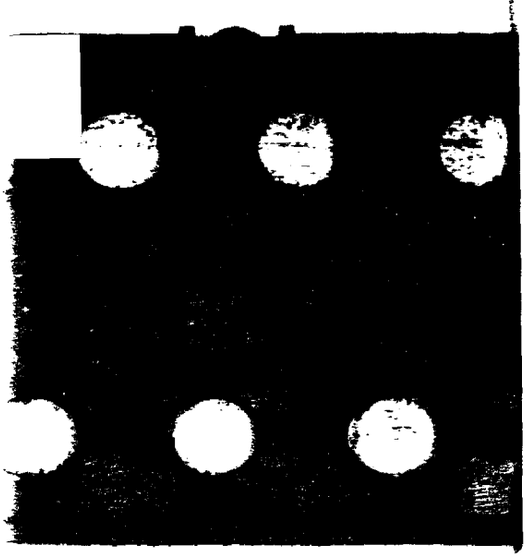
STATE OF TENNESSEE
COUNTY OF Williamson

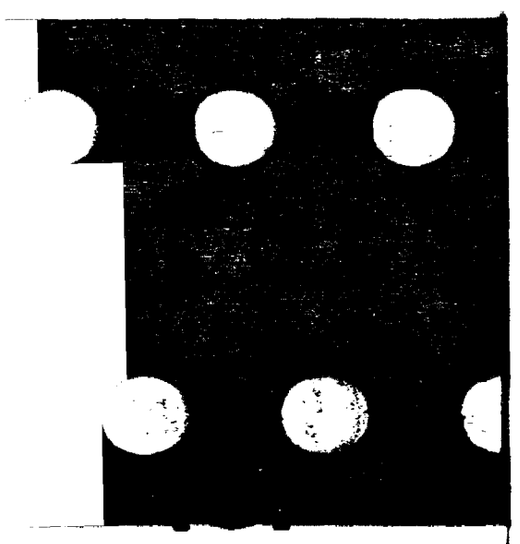
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ELIZABETH POLK WOLF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 5th day of August, 1988.

Mary Lynn McKennell
Notary Public

My Commission Expires: 10-2-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7621 PAGE 933

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	
	240000.00
CON TX	792.00
PRFEE	0.50
WDFEE	6.00
TOTAL	798.50
CHECK	798.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/08/88 01 15:55 0001 5004

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IDENTIFICATION REFERENCE

AUG 8 3 52 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

No. 121581