THIS INSTRUMENT PREPARED BY:
W. WARNER McNEILLY, III
214 Second Ave. N.
Suite 300
Nashville, Tennessee 37201

WARRANTY DEED BOOK 7643 PAGE 210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED A. BEEBE and wife, ELIZABETH A. BEEBE 709 Bowfield Court Antioch, TN 37013	1st Wachovia Mortgage Co. P.O. Box 3174 Winston Salem, NC 27102-3174	Map: 149-9 Par: 39

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Fred A Beebe
FRED A. BEEBE

SUBSCRIBED AND SWORN to before me this 1st day of Sept., 1988.

Misty Dorey
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

1-9-91

FOR AND IN CONSIDERATION of the sum of Sixty Two Thousand and No/100 Dollars ($62,000.00), of which Six Thousand Dollars ($6,000.00) has been paid in cash by FRED A. BEEBE and wife, ELIZABETH A. BEEBE ("GRANTEES"), to WILLIAM G. RUSSELL, the receipt of which is hereby acknowledged, and for the remainder of which the said GRANTEES have executed an Wrap-Around Deed of Trust Note of even date payable to the order of WILLIAM G. RUSSELL in the principal sum of Fifty Six Thousand and No/100 Dollars ($56,000.00), payable together with with interest calculated at the rate of ten and one-fourth percent (10-1/4%) per annum payable in Three Hundred Sixty (360) consecutive equal monthly installments of principal and interest each in the amount of Five Hundred One and 82/100 Dollars ($501.82) commencing on October 1, 1988 and continuing on the first (1st) day of each successive month for Three Hundred Fifty Nine (359) months provided; however, that if the GRANTEES should earlier convey any part or all of either their legal or equitable interest in the real estate herein conveyed without the prior consent of GRANTORS, the then entire balance, including but not limited to

principal, interest and all other expenses owing pursuant to the said Note, shall be at once due and payable;

I, WILLIAM G. RUSSELL, ("GRANTOR") have this day bargained and sold, and do hereby transfer and convey unto FRED A. BEEBE and wife, ELIZABETH A. BEEBE ("GRANTEES"), their heirs and assigns, certain real estate in Davidson County, Tennessee and more particularly described in Exhibit "A" to this Warranty Deed.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple; that I have a good right to convey it; and that the same is unencumbered, except as shown in Exhibit "A" hereto and except for taxes for the current year which are hereby prorated and assumed by GRANTEES.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns against the lawful claims of all persons.

WITNESS my hand this 1st day of September, 1988.

William G. Russell
WILLIAM G. RUSSELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of September, 1988.

Misty Dailey
NOTARY PUBLIC

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My Commission Expires:

1-9-91

EXHIBIT A

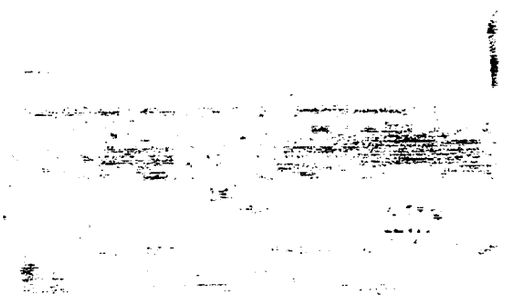
Being Lot No. 26 on the Plan of Debra Heights, Section 3, as of record in Book 4175, page 6, Register's Office for said county.

Said Lot No. 26 fronts 98.89 feet on the southerly side of Bowfield Court and runs back 140.66 feet on the westerly line and 110.51 feet on the easterly line to a dead line measuring 64.59 feet thereon.

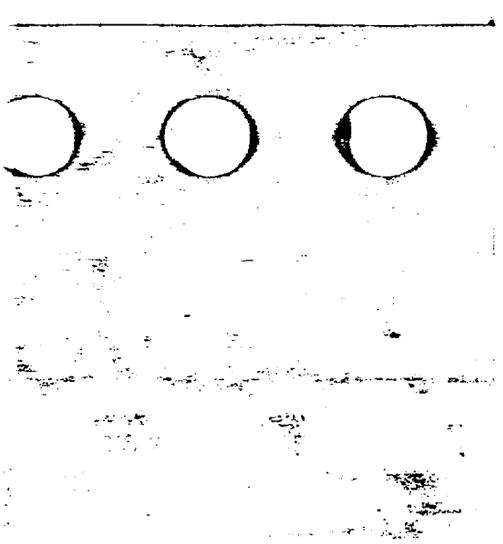
Being the same property conveyed to William G. Russell by quitclaim deed dated September 1, 1988, from William G. Russell, Trustee of Russell Trust of record in Book _____, Page _____, R.O.D.C.

Said Lot No. 26 is subject to a Deed of Trust of record in Book 5207, page 569 R.O.D.C. and certain restrictive covenants of record in Book 4206, page 805 R.O.D.C.

RECEIVED
SEP 2 10 23 AM '88
REGISTER'S OFFICE
WILLIAMSON COUNTY, TN.
IDENTIFICATION
6 4 4 1 1







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7643 PAGE 213

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 62000.00
CON TX 204.60
PRFEE 0.50
MISCD 9.00
TOTAL 214.10
CHECK 214.10

09/02/88 01 10:23 0001 3444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64411

IDENTIFICATION REFERENCE

SEP 2 10 23 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 130517