file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Benjamin Lester Owen, Jr.
735 Fox Ridge Drive
Brentwood, TN 37027

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
160-14-C
35 00
6DU 79434

WARRANTY DEED

BOOK 7647 PAGE 319

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wendell R. Beard and wife, Carolyn G. Beard hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Benjamin Lester Owen, Jr. and wife, Frances B. Owen hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 735 on the plan of Brentwood Trace Condominiums, Section Two, of record in Book 5200, Pages 376 and 377, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Wendell R. Beard and wife, Carolyn G. Beard, by deed from Haury and Smith Contractors, Inc., of record in Book 5900, Page 79, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5818, page 915, Book 5818, Page 925, and Book 5868, Page 70, said Register's Office.

6574 IDENTIFICATION REFERENCE

SEP 8 10 29 AM '88
FELIX Z WILSON IT REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 735 Fox Ridge Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of August, 19 88

Carolyn G. Beard
Carolyn G. Beard

Wendell R. Beard
Wendell R. Beard

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Dade

On this 31st day of August, 19 88 before me personally appeared Wendell R. Beard and wife, Carolyn G. Beard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Catherine A. Quinet
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA

(AFFIX NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 7647 PAGE 320

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 56,900.00.

Eilene Matthews
Affiant

Subscribed and sworn to before me, this the 2nd day of September, 1988.

My Commission Expires: 11-12-89

Jill C. Buchanan
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Wendell R. Beard and wife, Carolyn G. Beard

to:
Benjamin Lester Owen, Jr. and wife, Frances B. Owen

4975 09/08 0101 DOCHECK 194.27

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

file box 8/icb

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7647 PAGE 321

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	56900.00
CON TX	187.77
PRFEE	0.50
MDEED	6.00
TOTAL	194.27
CHECK	194.27

09/08/88 01 10:29 0001 4975

6574 3

IDENTIFICATION REFERENCE

Sep 8 11 29 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 132022