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.
Ms. Virginia D. Taylor 3418 Amanda Avenue Nashville, Tennessee 37215	Owner	143-13

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 $45,000.00.

Mary L. Stuckwell
Affiant

Subscribed and sworn to before me this 13th day of September, 1988.

7934 09/16 0101 03CHECK 158.00

Notary Public

My Commission Expires: 10-23-91

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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, NANCY B. PIERCE AND LINDA E. LEMMONDS, Co-Conservators for Annie Belle Beasley, pursuant to an Order entered in the Probate Court for Davidson County, Tennessee, have bargained and sold, and by these presents do hereby transfer and convey unto VIRGINIA D. TAYLOR, UNMARRIED, her heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

This conveyance is subject to:

1. 1988 property taxes.

2. A 16' Right-of-Way Easement for ingress and egress contained in the deed of record in Book 892, page 283, Register's Office, Davidson County, Tennessee.

3. A 10' Easement for Water Mains and Appurtenances of record in Book 6296, page 983, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to VIRGINIA D. TAYLOR, her heirs, successors and assigns forever.

AND NANCY B. PIERCE AND LINDA E. LEMMONDS, as Co-Conservators for Annie Belle Beasley, do covenant with the said VIRGINIA D. TAYLOR, 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 NANCY B. PIERCE AND LINDA E. LEMMONDS, as Co-Conservators for Annie Belle Beasley, do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said land to VIRGINIA D. TAYLOR, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said NANCY B. PIERCE AND LINDA E. LEMMONDS, as Co-Conservators for Annie Belle Beasley, have caused these presents to be signed this 13th day of September, 1988.

Nancy B Pierce
NANCY B. PIERCE,
CO-CONSERVATOR FOR
ANNIE BELLE BEASLEY

Linda E. Lemmonds
LINDA E. LEMMONDS,
CO-CONSERVATOR FOR
ANNIE BELLE BEASLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared NANCY B. PIERCE, Co-Conservator for Annie Belle Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 13th day of September, 1988.

Mary L. McKenzie
Notary Public

My Commission Expires: 10-2-89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared LINDA E. LEMMONDS, Co-Conservator for Annie Belle Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 13th day of September, 1988.

Mary L. McKenzie
Notary Public

My Commission Expires: 10-2-89

Taylor.WD

EXHIBIT A

THE A.B. BEASLEY TRACT

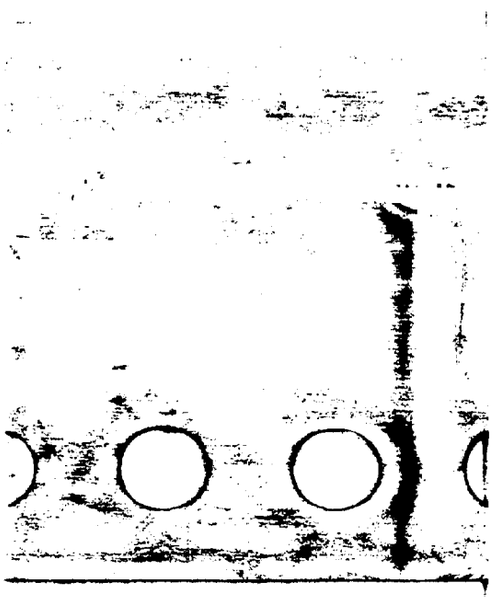
Said tract lies wholly within the Fourteenth Civil District, Davidson County, Tennessee.

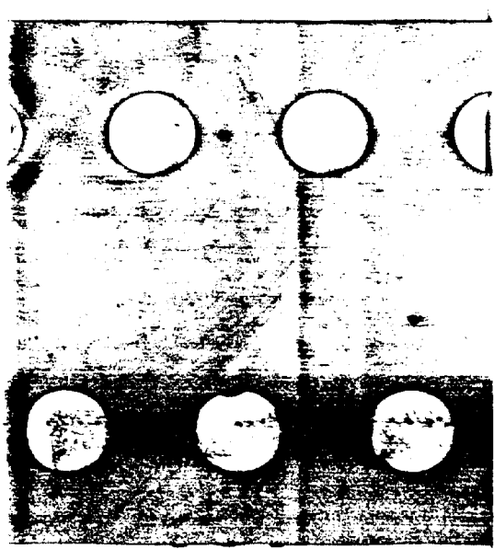
Beginning at an iron pin in the westerly margin of the Seaboard Railroad right-of-way and at the southeast corner of Harpeth Trace Estate (phase II) as recorded in Book 5859, Page 826 RODC, thence with said westerly margin of Railroad, South 35 degrees 08 minutes West 101.1 feet to an iron pin, thence leaving said right-of-way, South 82 degrees 21 minutes WEst 683.9 feet to an iron pin, thence North 2 degrees 51 minutes East 75.0 feet to an iron pin, thence with an old down fence, North 53 degrees 20 minutes West 304.5 feet to an iron pin, thence with a partial fence line, North 9 degrees 14 minutes East 297.0 feet to an iron pin, thence with a partial fence line, South 87 degrees 21 minutes East 220.0 feet to a concrete monument in the westerly boundary of Harpeth Trace Estates, thence with their west line, South 2degrees 51 minutes West 450.4 feet to a concrete monument, their southwest aorner, thence with the southerly boundary of said Estates, North 82 degrees 21 minutes East 738.1 feet to the point of beginning and containing 3.56 acres, more or less.

There is a 16 foot easement for ingress to Tenn. Hwy. 100 adjacent to the westerly right-of-way of the Seaboard Railroad southerly to the crossing to said Highway.

Being the same property conveyed to A. B. Beasley and wife, Annie B. Beasley, by Warranty Deed from James Lee Binkley and wife, Beulah Binkley, of record in Book 2745, page 553, Register's Office, Davidson County, Tennessee. A. B. Beasley having since died and Nancy B. Pierce and Linda E. Lemmonds having been appointed Co-Conservators for Annie Belle Beasley and the sale of this property having been approved by Order of the Probate Court of Davidson County, Tennessee, entered August 24, 1988.

SEP 16 2 15 PM '88
6830





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7654 PAGE 489

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	45000.00
CON TX	148.50
PRFEE	0.50
WDEED	9.00
TOTAL	158.00
CHECK	158.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7934

6830 8

IDENTIFICATION REFERENCE

Sep 16 2 16 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 134943