THIS INSTRUMENT WAS PREPARED BY:
COOMER & JENKINS, ATTORNEYS AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
David C. Anderson 2010 8th Avenue South Nashville, TN 37204	First Tennessee Bank P.O. Box 474 Memphis, TN 38101	Map 128-14 Parcel 192

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantee of the balance of an indebtedness to First Tennessee Bank National Association secured by a Deed of Trust of record in Book 6913, page 438, Register's Office for Davidson County, Tennessee; we, RONALD A. BEAVER and wife, PAULA KATHERINE BEAVER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

DAVID C. ANDERSON

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Section Four Harpeth Park, as of record in Plat Book 4300, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald A. Beaver and wife, Paula Katherine Beaver by deed from Michael J. Willett and wife, Donna S. Willett of record in Book 6913, page 435, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4411, page 666, amended in Book 4488, page 454, Register's Office for Davidson County, Tennessee, and all matters appearing on the Plan of record in Plat Book 4300, page 52, said Register's Office.

unimproved ( )
This is improved (x) property, known as 7325-27 Coronado Ct., Nashville TN 37221

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 assigns, against the lawful claims of all persons whomsoever. Wherever 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 25th day of October, 1988.

Ronald A. Beaver
RONALD A. BEAVER

Paula Katherine Beaver
PAULA KATHERINE BEAVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald A. Beaver and Paula Katherine Beaver the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 1988.

My Commission Expires:

3-11-90

Tammy S. Woodall
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 94,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of October, 1988.

My Commission Expires:

3-11-90

Tammy S. Woodall
NOTARY PUBLIC

1345 10/27 0101 03CHECK 316.70

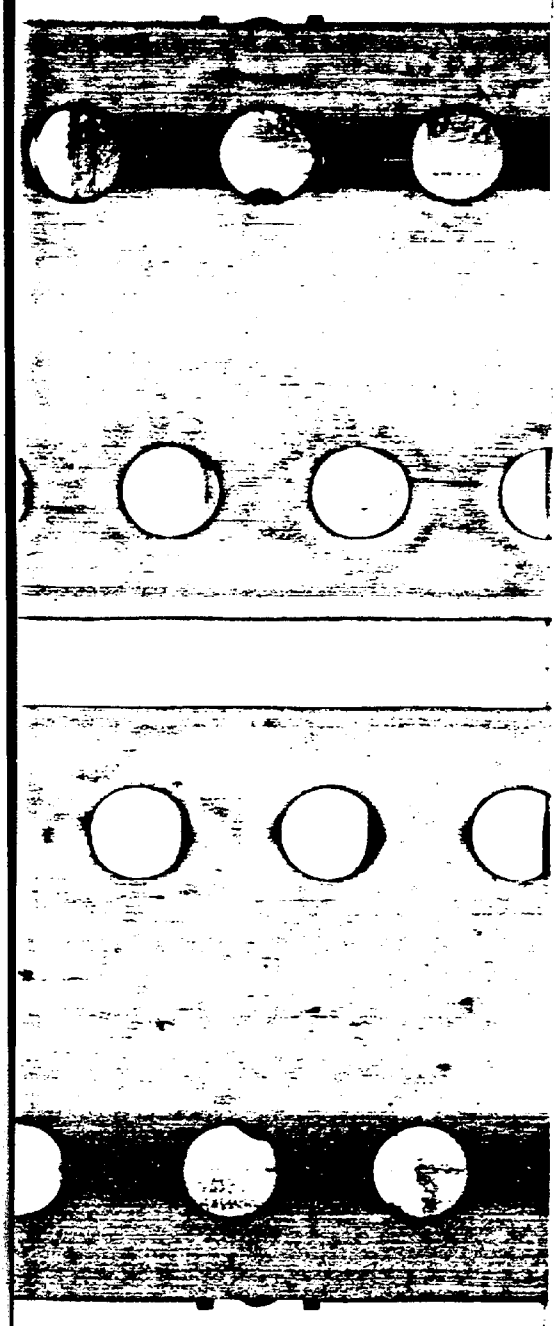
80062

IDENTIFICATION REFERENCE

OCT 27 10 02 AM '88

FLOYD Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7687 PAGE 854

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 94000.00
				CON TX 310.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 316.70
				CHECK 316.70

10/27/88 01 10:02 0001 1345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80062

IDENTIFICATION REFERENCE

OCT 27 10 02 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148084