mail:

BOOK 7812 PAGE 12

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

3569 04/07 0101 03CHECK 151.70

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.:
Glenn Beeler	Leader Federal	71-15-481
6212 Robertson Ave.	P.O. Box 1860	
Nashville, TN	Memphis, TN 38101-1860	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, VIRGINIA D. TAYLOR, UNMARRIED ("Grantor") has this day bargained and sold, and does hereby transfer and convey to GLENN A. BEELER, unmarried ("Grantor") his heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 18, 19 and southerly 1 foot of Lot 20 on the Map of Oakwood Park as of record in Book 421, page 13, Register's Office for Davidson County, Tennessee.

SAID Lots and part of Lot 20 front together 63 feet on the easterly side of Lischey Avenue or North Fourth Street and runs back 165 feet between parallel lines to an Alley.

BEING the same property conveyed to Virginia D. Taylor, Single by deed from Luther C. Tanley, Jr. and Rick C. Tanley of record in Book 6201, page 61, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1121 Lischey Avenue, Nashville, Tennessee.

This conveyance is subject to 1989 taxes which have been prorated and assumed by the Grantee. Subject to a Deed of Trust of record in Book 5203, page 366, said Register's Office, of which the Grantee hereby assumes the unpaid principal balance.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and bind herself, her heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 30th day of March, 1989.

Virginia D. Taylor
VIRGINIA D. TAYLOR

230756

R 7 1 29 PM '89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 1989, before me personally appeared VIRGINIA D. TAYLOR to me known, or proved to me on the basis of satisfactory evidence, to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission expires:

11-10-91

Richard M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $44,000.00.

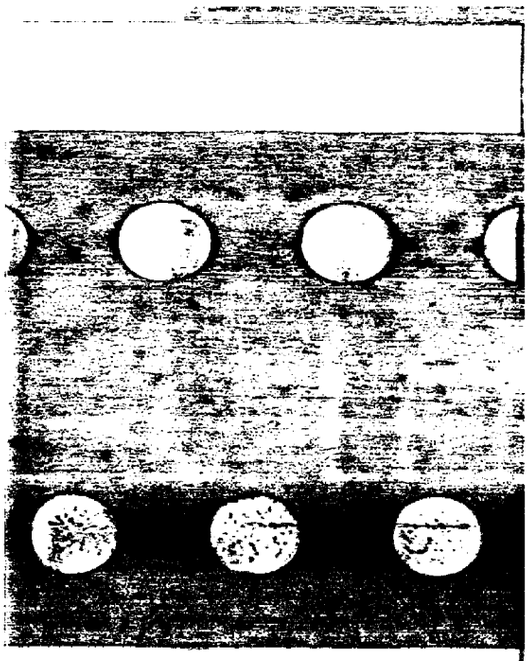
Virginia D. Taylor
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 30th DAY OF March, 1989.

Richard M. Davenport
NOTARY PUBLIC

My Commission Expires: 11-10-91





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

RECEIVED OF _____

FOR _____

BOOK 7812 PAGE 14

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 44000.00
CON TX 145.20
PRFEE 0.50
WDEED 6.00
TOTAL 151.70
CHECK 151.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/89 01 13:29 0001 3569

2307.6

IDENTIFICATION REFERENCE

APR 7 1 29 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 197983