This instrument prepared by:
Wyatt, Tarrant, Combs, Gilbert & Milom (CAH)
1100 Seventeenth Avenue, South
Nashville, Tennessee 37212.

BOOK 7845 PAGE 478

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Betty L. Beatty, Trustee 7503 Royal Oak Drive McLean, Virginia 22102	Same	Map 132-05 Parcel 52 16 DA 16043

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, KIMBROUGH & CO., a Tennessee general partnership, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto BETTY L. BEATTY, TRUSTEE, with full power to sell, transfer, mortgage, lease, encumber or otherwise convey, without the joinder of any beneficiary, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Map of Glendale Park, Section One, as of record in Book 1130, page 45, Register's Office for said County.

Said Lot No. 10 fronts 127 feet on the west side of Glendale Drive, or 10th Avenue, South, (now Lealand Lane) and runs back between lines, 135 feet on the north line and 180 feet on the South line to a dead line in the rear on which it measures 136 feet.

Being the same property conveyed to Kimbrough & Co., a Tennessee general partnership, by deed from Carl R. Remmele, Executor of the Estate of Mary G. Remmele, deceased, of record in Book 7660, page 582, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all highway, roadway and utility easements, restrictions of record and matters shown by said plat, such state of facts as an accurate survey would disclose, applicable building and zoning laws, and 1989 real property taxes, which have been prorated and assumed by the Grantee.

This is improved property known as 4303 Lealand Lane, Nashville, Tennessee 37204.

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, her successors and assigns, forever; and we do covenant with the said Grantee 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 successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever unless otherwise herein set out.

Witness my hand this the 19th day of May, 1989.

KIMBROUGH & CO.

BY: _____
Miller G. Kimbrough, Jr.
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7845 PAGE 479

The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

AFFIANT

Subscribed and sworn to before me, this the 19th day of May, 1989.

NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patricia A. Stayton, a Notary Public of the State and County aforesaid, personally appeared Miller G. Kimbrough, Jr., with whom I am personally acquainted (or who proved his identity to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Kimbrough & Co., the within named bargainor, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument, on behalf of said partnership, for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at Nashville, Tennessee this the 19th day of May, 1989.

Notary Public

My Commission Expires: 1-23-93

RUSH

3127 05/19 0101 03CHECK 526.25

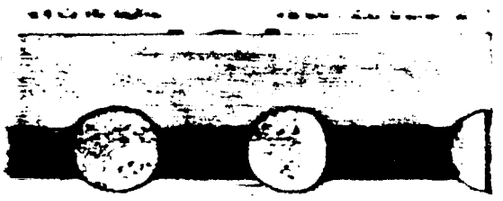
May 19 3 51 PM '89

34598

(KIMBR5)

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7845 PAGE 480

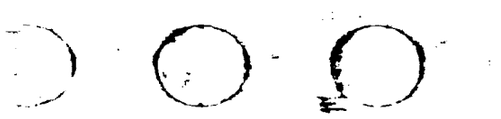
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

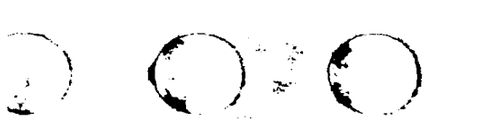
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

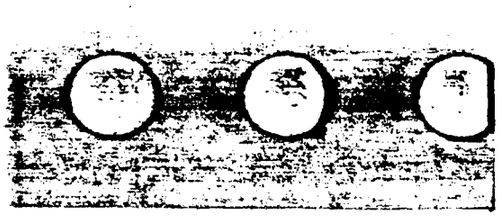
CAMT	157500.00
CON TX	519.75
PRFEE	0.50
WDEED	6.00
TOTAL	526.25
CHECK	526.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/89 01 15:53 0001 8127







345598

IDENTIFICATION REFERENCE

MAY 19 3 51 PM '89

FELIX Z. WILSON, II
REGISTER

No. 211520