This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emmett Arthur Beers	Sovran Mortgage Corporation	161-02-0-121.00
(NAME) 5073 Meta Drive	(NAME) P. O. Box 26388	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Richmond, VA 23260-6388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Emmett Arthur Beers, an unmarried person and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said Emmett Arthur Beers, an unmarried person have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $56650.00 secured by a deed of trust of record in Book 5984, page 570, Register's Office for Davidson County, TN.

Cheryl A. Horne

have this day bargained and sold, and do hereby transfer and convey unto the said Emmett Arthur Beers, an unmarried person *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Section Two, McMurray Place, of record in Book 5200, page 440, Register's Office for said County.

Said Lot No. 13 fronts 90.00 feet on the westerly margin of Meta Drive and extends back 122.68 feet on the northerly line and 140.38 feet on the broken southerly line to a dead line in the rear, measuring 50.15 feet thereon.

Being the same property conveyed to Cherly A. Horne, a single person by deed from Jose Luis Villavicencio and wife, Rita C. Villavicencio of record in Book 6658, page 253, Register's Office for Davidson County, Tennessee.

Michael W. Kent joins in this conveyance to convey any marital interest he may have in the property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 69,638.32

Subscribed and sworn to before me this the 15th *day of* September *19* 89

Affiant Emmett A. Beers

My Commission expires: 5/19/91 *(Affix Seal)*

Notary Public Judy A. Lehman

This is improved (X) unimproved ( ) property, known as 5073 Meta Drive Nashville, TN 37211 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 15th *day of* September *, 19* 89*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cheryl A. Horne

Cheryl A. Horne

Michael W. Kent

Michael W. Kent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Cheryl A. Horne and husband Michael W. Kent

the within named bargainor (s), *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they ~~she~~ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, *Tennessee, this* 15th *day of* September, *19* 89

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____.
this _____ *day of* _____, *19* _____.

_____
Notary Public

Commission expires _____

69586

IDENTIFICATION REFERENCE

SEP 27 4 14 PM '89

DAVIDSON COUNTY, TN

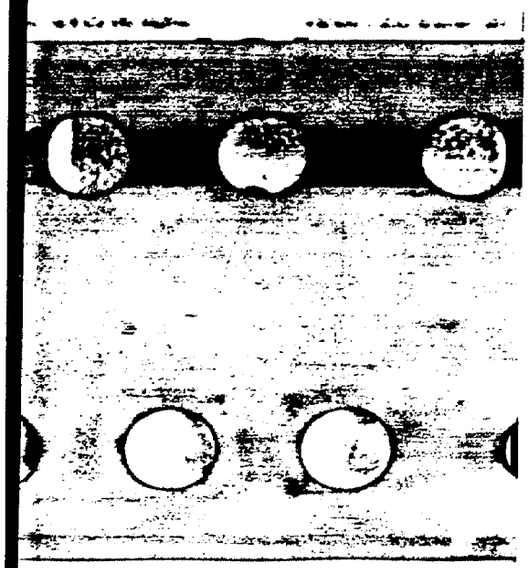
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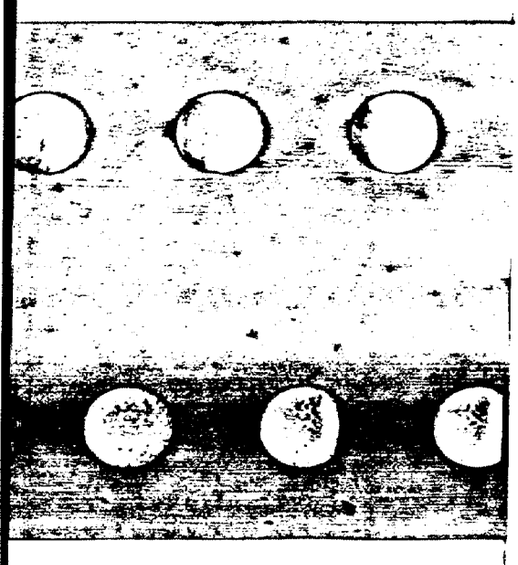
WARRANTY DEED

FROM Cheryl A. Horne

TO Emmett Arthur Beers, an unmarried person

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





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

RECEIVED OF _____

FOR _____

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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	69638.32
CON TX	229.68
PRFEE	1.00
WDEED	6.00
TOTAL	236.68
CHECK	236.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5 0001 8776

6958b

IDENTIFICATION REFERENCE

SEP 27 4 14 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 252718