box 8/ch

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
W. Damon Beard
5091 Pine Hill Road
Nashville, TN 37221

MORTGAGEE:
Fairfield Financial Associates
50 Century Blvd. Ste. Four Fifty
Nashville, TN 37214

MAP-PARCEL NUMBERS:
154-107

BOOK 8012 PAGE 401

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wade P. Thornton and wife, Curry Turner Thornton hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. Damon Beard and wife, Mary E. McGavock hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

See Exhibit "A" attached herewith

BEING the same property conveyed to Wade P. Thornton, by deed from Neal W. Carter * of record in book 6437, page 51, Register's Office for Davidson County, Tennessee.
*and wife, Ann R. Carter,

9 1 9 1 0

IDENTIFICATION REFERENCE

DEC 27 2 00 PM '89

DAVIDSON COUNTY, TN

7841 12/27 0101 03CHECK 472.00

This is (~~an~~) improved property, known as 5091 Pine Hill Road, 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 Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of December, 19 89.

Curry Turner Thornton
Curry Turner Thornton

Wade P. Thornton
Wade P. Thornton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of December, 19 89 before me personally appeared Wade P. Thornton and wife, Curry Turner Thornton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10/9/91

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8012 PAGE 402

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 19 89.

My Commission Expires: 9/24/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

WARRANTY DEED

from:
Wade P. Thornton and
wife, Curry Turner Thornton

to:

W. Damon Beard
and wife, Curry
Turner Thornton

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

Exhibit A

LAND in the 9th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an existing iron pin in the center of a drive leading to Griffith Road, being the southeast corner of a 10.00 acre tract described in Book 5819, page 654, R.O.D.C.; thence leaving said drive N 19 degrees 53 minutes 51 seconds W, passing an iron pin at 25.00 feet, in all 618.59 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 599.45 feet to an iron pin placed this survey; thence S 17 degrees 08 minutes 33 seconds W 102.47 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 50.00 feet to an iron pin, thence S 17 degrees 08 minutes 33 seconds W, passing an iron pin at 181.88 feet in all 206.88 feet to a point in the center of the aforementioned drive; thence with the center of drive, S 76 degrees 46 minutes 00 seconds W, 86.52 feet to a point; thence leaving said drive S 15 degrees 48 minutes 24 seconds W, passing an iron pin at 38.28 feet in all 209.40 feet to an iron pin; thence S 37 degrees 30 minutes 45 seconds W, 121.45 feet to an iron pin; thence S 27 degrees 17 minutes 01 seconds W, 198.56 feet to an iron pin; thence S 05 degrees 45 minutes 26 seconds W, 266.58 feet to an iron pin; thence N. 72 degrees 26 minutes 05 seconds W, 377.77 feet to an iron pin; thence N 19 degrees 06 minutes 49 seconds E, 360.54 feet to an iron pin placed this survey; thence N 72 degrees 31 minutes 22 seconds W, passing an iron pin 67.26 feet in all 92.26 feet to a point in the center of said drive; thence with center N 24 degrees 59 minutes 22 seconds E, 12.68 feet to a point; thence N 34 degrees 27 minutes 56 seconds E, 78.40 feet to a point; thence N 53 degrees 53 minutes 43 seconds E, 63.88 feet; thence N 65 degrees 14 minutes 39 seconds E, 76.60 feet; thence N 78 degrees 05 minutes 44 seconds E, 176.86 feet to the point of beginning, and being part of the property conveyed to Neal W. Carter and wife, Ann R. Carter, Grantor, by deeds recorded at Book 5383, page 311 and Book 3674, page 310, R.O.D.C., Ninth Civil District, Davidson County, Tennessee, according to a survey by Perry A. Chapdelaine, Jr., 3/17/83.

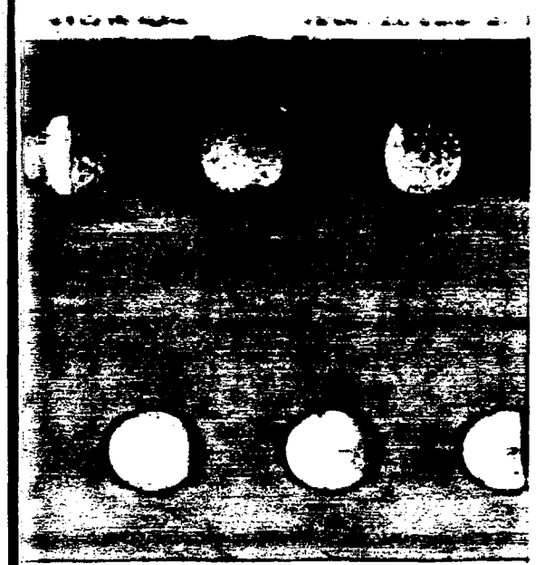
TOGETHER with a non-exclusive permanent easement (which shall run with the property conveyed herein) for ingress and egress over the existing fifty (50) feet wide right-of-way from Griggith Road to, across, and along the property conveyed herein. The center line of said right-of-way is described as follows:

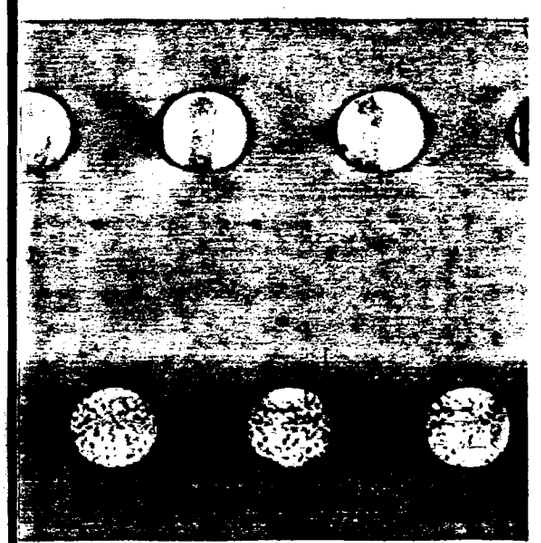
BEGINNING at a point being the southerly corner of a 10.00 acre tract described in Book 5819, page 654, R.O.D.C., thence N 24 degrees 59 minutes 22 seconds E, 12.68 feet to a point; thence N 34 degrees 27 minutes 56 seconds E, 78.40 feet to a point; thence N 53 degrees 53 minutes 43 seconds E, 63.88 feet; thence N 65 degrees 14 minutes 39 seconds E. 76.60 feet; thence N 78 degrees 5 minutes 44 seconds E, 176.86 feet to a point (being the point of beginning of the tract herein conveyed); thence N 72 degrees 8 minutes E, 236.4 feet; thence N 76 degrees 46 minutes E, 203.5 feet; thence S 85 degrees 17 minutes E, 90.9 feet; thence S 64 degrees 51 minutes E, 88.9 feet; thence S 50 degrees 38 minutes E, 90.1 feet, thence S 44 degrees 28 minutes E. 118.6 feet; thence S 42 degrees 12 minutes E, 154.0 feet; thence S 33 degrees 22 minutes E. 45.6 feet; thence S 16 degrees 3 minutes E, 72.1 feet; thence S 4 degrees 26 minutes E, 78.7 feet; thence S. 5 degrees 3 minutes W, 70.0 feet; thence S 5 degrees 3 minutes W, 70.0 feet; thence S 10 degrees 0 minutes W, 131.2 feet; thence S 0 degrees 24 minutes W 45.3 feet; thence S 21 degrees 23 minutes W, 49.2 feet; thence S 43 degrees 45 minutes E, 51.2 feet; thence S 62 degrees 20 minutes E, 102.1 feet; thence S 64 degrees 26 minutes E, 321.2 feet; thence S 75 degrees 58 minutes E, 77.2 feet; thence S 88 degrees 21 minutes E, 291.1 feet; thence S 84 degrees 30 minutes E, 166.4 feet to the center of Griffith Road, as shown in two separate surveys of Perry A. Chapdelaine, Jr., dated 09/01/81, and 03/17/83.

Subject to the use of the above right-of-way by other parties, and the right retained by Grantor, their heirs, executors, administrators, personal representatives, assigns, successors, and permittees; to use the right-of-way described above, which impinges upon and bisects the tract conveyed herein, for ingress and egress; to convey such right of ingress and egress over the said right-of-way to any and all parties whatsoever; to dedicate the said right-of-way to any governmental authority as a public way; and to widen the said right-of-way as may be necessary to meet the specifications required for such dedication.

ALSO, together with the easement set forth in Book 6467, page 363, said Register's Office.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8012 PAGE 404

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 140000.00
				CON TX 462.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 472.00
				CHECK 472.00
12/27/89	01			14:01 0001 7841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.1.9.1.0

IDENTIFICATION REFERENCE

DEC 27 2 00 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 278959