PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (ch) (Title No: 30001)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 116900.00

Andrew Yarnell Beatty
Affiant

Sworn and subscribed before me this 16th day of February, 1990.

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

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Andrew Yarnell Beatty	Norwest Mortgage, Inc.	156-02-068
733 Goodpasture Terrace	P. O. Box 31728	
Nashville, TN 37221	Charlotte, NC 28231	

WARRANTY DEED

BOOK 8049 PAGE 468

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, the undersigned **James W. Drane and spouse, Joan K. Drane**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Yarnell Beatty and spouse, Elizabeth Galloway Beatty**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 349 on the plan of Harpeth Valley Park Section 3, of record in Book 4175, page 15, Register's Office for said County.

SAID Lot No. 349 fronts 85.0 feet on the broken easterly margin of Goodpasture Terrace and extends back 210.8 feet on the northerly line and 208.7 feet on the southerly line to a dead line the rear, measuring 82.3 feet thereon.

BEING the same property conveyed to James W. Drane and wife, Joan K. Drane by deed from Wallace C. Koehler, Jr. and wife, Pauline Koehler of record in Book 6141, page 344, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3857 Page 858, and Book 4237, page 179 said Register's Office, and to the matters set forth in the referenced Plan of record.

05260

IDENTIF. TREFERENCE

Feb 21 10 28 AM '90

DAVIDSON COUNTY TN.

4476 02/21 0101 03CHECK 392.77

This is improved property, known as: 733 Goodpasture Terrace, 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 16th day of February, 1990.

James W. Drane

Joan K. Drane

State of Tennessee
County of Davidson

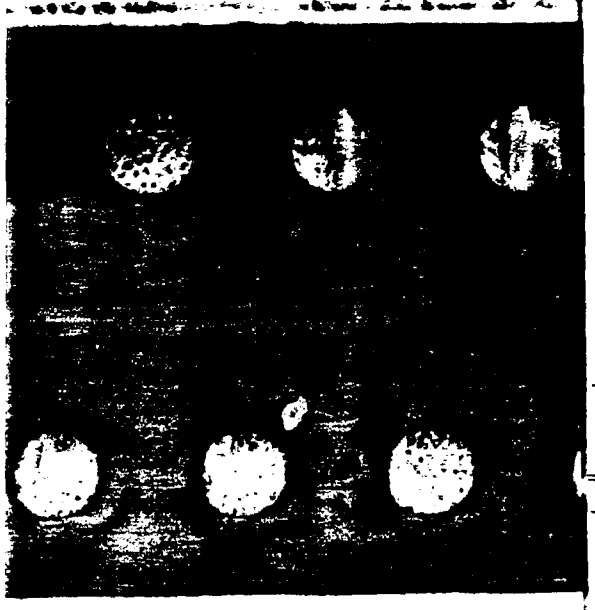
On this 16th day of February, 1990, before me the undersigned authority, personally appeared James W. Drane and Joan K. Drane, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

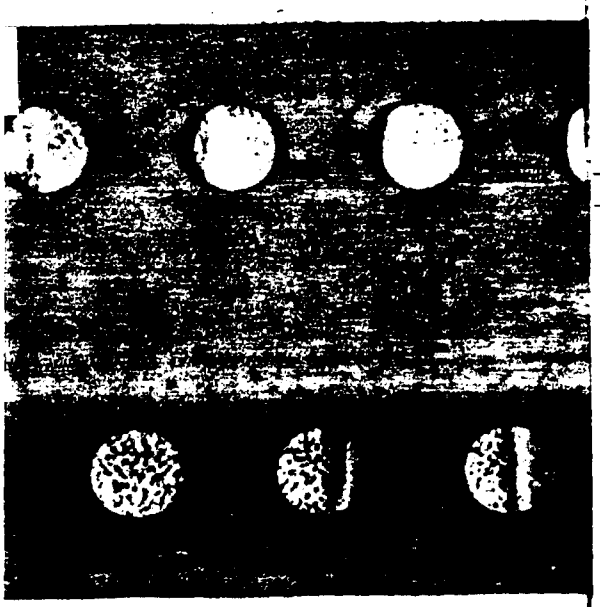
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

W & I 13000





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

RECEIVED OF _____

FOR _____

Book 8049
Page 469

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

BOOK 8049 PAGE 469

MISC - MISCELLANEOUS
SLEX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	116900.00
CON TX	385.77
PRFEE	1.00
MDEED	6.00
TOTAL	392.77
CHECK	392.77

02/21/90 01 10:26 0001 4476

05260

IDENTIF. REFERENCE

FEB 21 10 28 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 294457