STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

X Patrick D. Beatty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES 5-[illegible]-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick D. Beatty (NAME)	Fidelity Federal S & Loan Assn. (NAME)	MAP 104-5
304 Greenway Avenue, South (ADDRESS)	401 Union Street (ADDRESS)	PARCEL 350
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sandra Dean Miller-Davis, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick D. Beatty and wife, Jill M. Beatty

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 286 on Richland Realty Company's First Addition to Subdivision "B" as of record in Book 332, Page 174, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the East margin of Greenway Street, at the common corner of Lots Nos. 285 and 286, thence easterly 193 feet to an iron pin in the west margin of an alley, which iron pin is located 51 feet south of the common corner of Lots Nos. 284 and 285, thence with the west margin of said alley, southerly 16 feet to a turn in said alley; thence with the north margin of said alley, westerly 203.6 feet to the intersection of Greenway Street; thence along the easterly margin of Greenway Street, North 80.1 feet to the beginning.

BEING the same property conveyed to Randall P. Davis and Sandra D. Miller, joint tenants with right of survivorship, by deed from Patricia Frith Vaughan, of record in Book 6617, Page 484, and re-recorded in Book 6624, Page 862, Register's Office for Davidson County, Tennessee.

Pursuant to Order in the fourth Circuit Court of Davidson County, Tennessee, No. 88D-1545 of record in Minute Book 185A, page 423, It is ordered "the Court shall and it does hereby order the sale of the marital residence of the parties located at 304 Greenway Avenue, Nashville, Tennessee 37205 for the purchase price of $69,900.00, to the said Patrick and Jill M. Beatty pursuant to the attached Contract for sale of Real Estate, and further that it will no longer be necessary to have the signature of the Husband, Randall P. Davis, to implement said sale, and that any actions that warrant a deed delivered to the buyers shall be valid when executed only by the Wife, Sandra Miller-Davis."

unimproved ( )
This is improved (X) property, known as 304 Greenway Avenue, South, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 21st day of May 19 90

Sandra Dean Miller-Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Dean Miller-Davis

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 21st day of May 19 90.

Commission expires 3/15-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

2876U

IDENTIFICATION REFERENCE

MAY 25 8 28 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

4645 05/25 0101 03CHECK 237.67

WARRANTY DEED

FROM

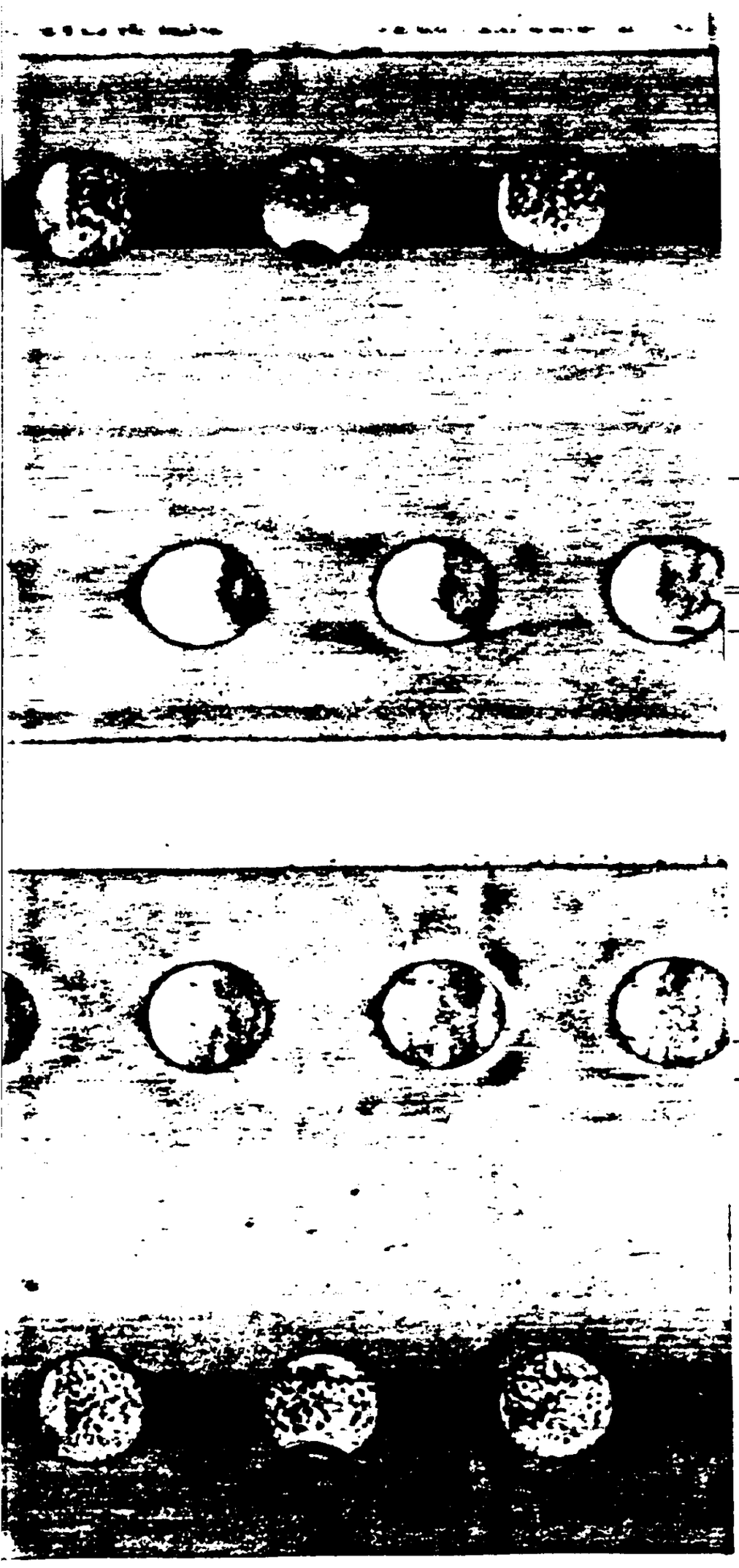
Sandra Dean Miller-Davis

TO

Patrick D. Beatty and wife, Jill M. Beatty

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115



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

RECEIVED OF _____

FOR _____

BOOK 8116 PAGE 168

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 69900.00
				CON TX 230.67
				PRFEE 1.00
				WDEED 6.00
				TOTAL 237.67
				CHECK 237.67
05/25/90	01			08:28 0001 4645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8.7 6.U

IDENTIFICATION REFERENCE

MAY 25 8 28 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 322053