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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } G-6671

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1990

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ENGELBERT M. BEELER (NAME)	"NEW OWNERS" (NAME)	Map 159-2
1300 Beddington Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 44
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# FH-25909

FOR AND IN 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, ROBERT LEE TROXLER AND SAMUEL W. HOLDEN, II, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ENGELBERT M. BEELER AND WIFE, ROMY M. BEELER

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 Lot No. 53 Hound's Run Subdivision, of record in Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 53 fronts a total of 208.96 feet on the northerly side of Beddington Park and runs back 266.35 feet on the easterly lot line and 241.59 feet on the westerly lot line to a line in the rear measuring 221.56 feet thereon.

BEING the same property conveyed to Robert Lee Troxler and Samuel W. Holden, II, both unmarried, by Deed from Adex Corporation, a Tennessee Corporation, of record in Book 8017, Page 214, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7079, Page 995, corrected in Book 7238, Page 736, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (XX) property, known as 1300 Beddington Park, Nashville, TN 37215
(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 their hand s this 24th day of August 19 90

Robert Lee Troxler
ROBERT LEE TROXLER

Samuel W. Holden, II
SAMUEL W. HOLDEN, II

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT LEE TROXLER AND SAMUEL W. HOLDEN, II, BOTH UNMARRIED

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1990.

John T. Cook
Notary Public

Commission Expires 7/24/93

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
ROBERT LEE TROXLER AND SAMUEL W. HOLDEN, II, BOTH UNMARRIED

TO
ENGELBERT M. BEELER AND WIFE, ROMY M. BEELER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

52582

IDENTIFICATION REFERENCE

AUG 27 2 54 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

3694 08/27 0104 CHECK 1987.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 600000.00
				CON TX 1980.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 1987.00
				CHECK 1987.00
			08/27/90 01	14:58 0001 3694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 5 8 2

IDENTIFICATION REFERENCE

AUG 27 2 54 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350082