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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 1990.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan R. Beard (NAME)	Security Financial and Mortgage (NAME)	MAP 98-1
5169 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	12444 Powerscourt Drive, #140 (STREET ADDRESS)	PARCEL 69
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	4D-51209

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, Terrol D. Lovan and wife, Mary E. Lovan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan R. Beard and wife, Jo Lynn Beard

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. 75 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 238, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Terrol D. Lovan, unmarried by deed from Randall Phillips Builders, Inc., filed of record in Book 6064, page 435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

5422 09/04 0101 03CHECK 319.51

54360

IDENTIFICATION

SEP 4 10 20 AM '90

FELIX Z WILKINS REGISTER DAVIDSON COUNTY TENN

This is improved (X) unimproved ( ) property, known as 5169 Roxborough Drive, Hermitage, TN 37076
(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 our hand s this 27th day of August 19 90

Terrol D. Lovan — Terrol D. Lovan

Mary E Lovan by Terrol D. Lovan Atty in fact — Mary E. Lovan

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Terrol D. Lovan

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of August 19 90.

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM Terrol D. Lovan and wife, Mary E. Lovan

TO Alan R. Beard and wife, Jo Lynn Beard

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 1990, before me personally appeared Terrol D. Lovan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary E. Lovan and acknowledged that he executed the same as the free act and deed of said Mary E. Lovan.

Witness my official hand and seal.

My Commission Expires:
May 8, 1991

Notary Public

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	94750.00
CON TX	312.51
PRFEE	1.00
WDEED	6.00
TOTAL	319.51
CHECK	319.51

~~09/04/20 01 10:21 0001 5422~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

543360

IDENTIFICATION REFERENCE

SEP 4 10 20 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 352115