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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Doyle R. Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF February, 1991

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 11-26-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Doyle R. Petty, et ux (NAME)	NO MORTGAGE ESCROW (NAME)	Map 56
P. O. Box 90866 (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 60
Nashville, Tennessee 37209 (CITY) (STATE) (P.O. ZIP)	SAME (CITY) (STATE) (ZIP)	-

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 Hayes M. Beard and wife, Betsy H. Beard,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doyle R. Petty and wife, Judith H. Petty,

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:

BEGINNING at an iron pin in the southerly margin of Pecan Valley Road, said pin being northeasterly 272.52 feet from northeast corner of the property conveyed to A. L. Cantrell and wife, by deed of record in Book 2107, page 193 of the Register's Office for Davidson County, Tennessee; thence with the southerly margin of Pecan Valley Road, North 46 degrees 30 minutes 46 seconds East, 204.58 feet to an iron pin; thence North 38 degrees 26 minutes 08 seconds East, 133.62 feet to an iron pin; thence South 19 degrees 03 minutes 07 seconds East, 866.89 feet to an iron pin; thence South 63 degrees 39 minutes 26 seconds West, 150.00 feet to an iron pin; thence South 64 degrees 37 minutes 41 seconds West, 134.60 feet to an iron pin; thence North 20 degrees 18 minutes 41 seconds West, 744.48 feet to the point of beginning, containing 5.35 acres, more or less.

BEING the same property conveyed to Hayes M. Beard and wife, Betsy H. Beard, by deed from Walter Louis Simpkins and wife, Laura Jean Simpkins, of record in Book 6342, page 237, Register's Office for Davidson County, Tennessee, and as corrected by surveyor's (William Marlin Keel, R.L.S., Tennessee No. 990) deed to correct error of record in Book 7302, page 135, said Register's Office, and deed to establish agreed upon property line from M. E. Hornbuckle and wife, Henrietta S. Hornbuckle, to Hayes M. Beard and wife, Betty H. Beard, of record in Book 7552, page 917, said Register's Office. (Quitclaim deed is being filed simultaneously).

Betsy H. Beard and Betty H. Beard are one and the same person.

The legal description was obtained from deed of record in Book 6342, page 237, surveyor's deed to correct error in Book 7302, page 135, Register's Office for Davidson County, Tennessee.

unimproved (XX)
This is improved ( ) property, known as Route 3 (House Number) Pecan Valley Road (Street) Nashville, Tennessee 37218 (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 19th day of February, 1991

Hayes M. Beard
HAYES M. BEARD

Betsy H. Beard
BETSY H. BEARD

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named Hayes M. Beard and wife, Betsy H. Beard,

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 19th day of February, 19 91.

Commission Expires 11-10-91

James A. Carney Notary Public

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

HAYES M. BEARD, et ux

TO

DOYLE R. PETTY, et ux

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

93992

IDENTIF. TREFERENCE

FEB 20 2 38 PM '91

FELIX Z. WILSON Register
DAVIDSON COUNTY TN.

8206 02/20 0101 03CHECK 89.50

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 25000.00
CON TX 82.50
PRFEE 1.00
WDEED 6.00
TOTAL 89.50
CHECK 89.50

02/20/91 01 14:39 0001 8206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93992

IDENTIF. TREFERENCE

FEB 20 2 38 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398470