FILE BOX 30

BOOK 8336 PAGE 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 12 day of April, 91

Affiant

My commission expires: (Affix Seal)

Notary Public

My Commission Expires Nov. 27, 1995

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 1B15113
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Malcolm H. McCarty, Jr.	TROY & NICHOLS, INC.
206 Tusculum Road	P. O. Box 4025
STREET ADDRESS	STREET ADDRESS
Antioch, TN 37013	Monroe, LA 71211-4025
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 162-2 218	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Bruce W. Beyer, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Malcolm H. McCarty, Jr., Unmarried and Laura J. Franklin, Unmarried, as joint tenants with right of survivorship, not as tenants* *in common HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 2 on the Plan of Section 1, Colemont Heights, of record in Plat Book 4300 at page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Bruce W. Beyer by Quitclaim Deed of record in Book 7762 page 973, Register's office for said County.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record.

08878

IDENTIF. TREFERENCE

APR 23 1 49 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 206 Tusculum Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 12 day of April, 19 91

Bruce W. Beyer

State of Tennessee
County of Davidson

On this 12 day of April, 19 91, before me personally appeared Bruce W. Beyer, unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

My Commission Expires Nov. 27, 1993

Notary Public

State of Tennessee
County of _____

On this 12 day of April 12, , 19 91, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

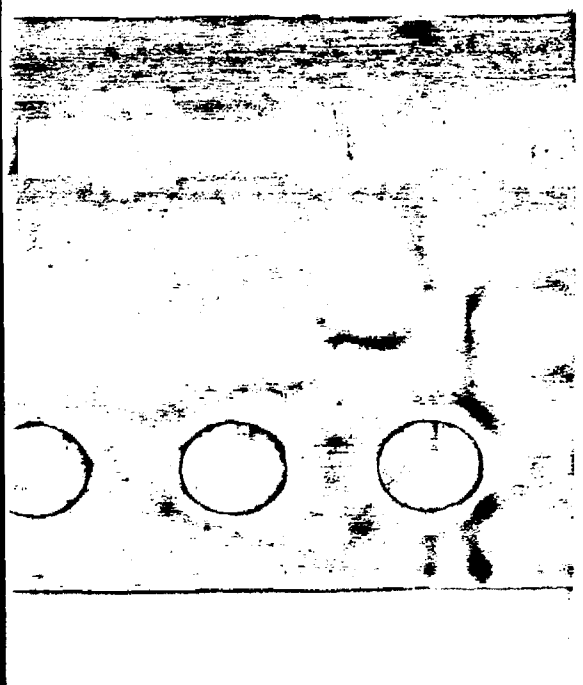
Witness my hand and official seal.
My Commission expires:

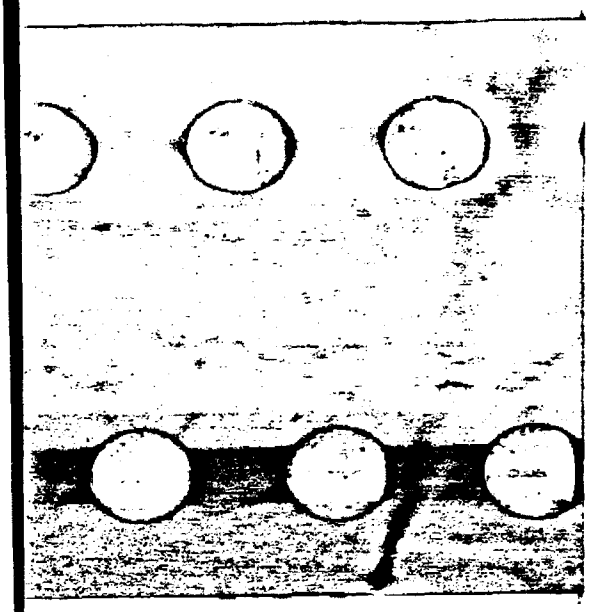
_____

Notary Public

WARRANTY DEED

7457 04/23 0101 03CHECK 221.50





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	65000.00
CON TX	214.50
PRFEE	1.00
MTGFEE	6.00
TOTAL	221.50
CHECK	221.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/23/91 01 13:48 0001 7457

08878

IDENTIF. REFERENCE

APR 23 1 49 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 415472