[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NOS.]
[Frederick M. Phanco,et ux.]	Same	[Map and Parcel]
[200 Ashawn Blvd.]		[ ]
[Old Hickory, TN 37138]		[054-13-0142.00]

[This instrument prepared by: Cindy S. Smith, Attorney at Law,]
[2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Stephen L. Beaty and wife, Emily S. Beaty,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Fredrick M. Phanco *and wife, June H. Phanco** , the ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

> Being Lot No. 33, Brandywine Place, as of record in Book 6250, Pages 327 & 328, in the Register's Office for Davidson County, Tennesse, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Stephen L. Beaty and wife, Emily S. Beaty, by deed from J. D. Beaty and wife, Billie G. Beaty, of record in Book 7157, Page 83, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 200 Ashawn Boulevard, Old HicKory, Trennessee 37138.
>
> CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 6250, Pages 327 & 328, said Register's Office and all matters therein; (2) Property Tax Lien for the current year, said taxes being prorated and payment of same being assumed by the grantees;(4) Restrictive Covenants of record in Book 6488, Page 763, said Register's Office.

*being one and the same as Frederick M. Phanco

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $195,000.00]
[Fredrick M. Phanco]
[Affiant]
[Subscribed and sworn before me this 9th day of May]
[19 91 .]
[Cindy S. Smith]
[Notary Public]
[My Commission Expires: 7-23-94]

CINDY S. SMITH NOTARY PUBLIC LAKE TENN.

13398

IDENTIF. REFERENCE

MAY 10 9 12 AM '91

FELIX Z. DAVIDSON COUNTY TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of May, 1991.

Stephen L. Beaty

Stephen L. Beaty

Emily S. Beaty

Emily S. Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Stephen L. Beaty and wife, Emily S. Beaty, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

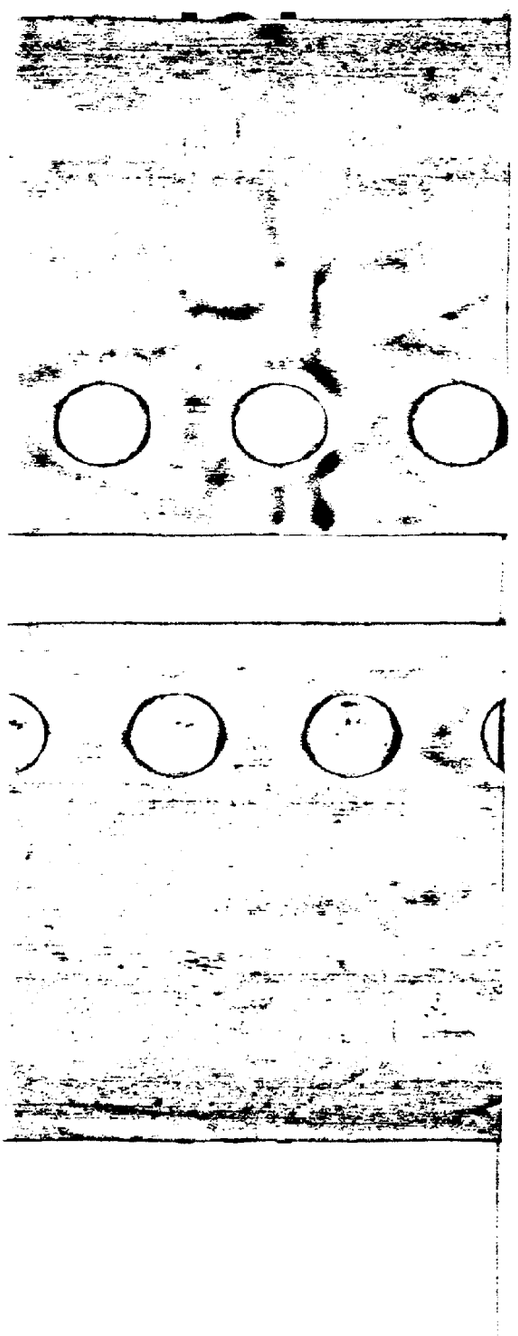
Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 1991.

Cindy S. Smith

Notary Public
My Commission Expires: 7-23-94

CINDY S. SMITH NOTARY PUBLIC AT LARGE TENNESSEE

0962 05/10 0101 03CHECK 650.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8349 PAGE 453

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 195000.00
CON TX 643.50
PRFEE 1.00
WDEED 6.00
TOTAL 650.50
CHECK 650.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/10/91 01 14 0001 0962

13398

IDENTIF. REFERENCE

MAY 10 9 12 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 420585