car4409/mmt:07/29/91
RRB013

FROM: HUGH W. ENTREKIN AND WIFE, LAURA K. ENTREKIN

TO: JAMES S. BEARD AND WIFE, JANE C. BEARD

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE SOVRAN PLAZA NASHVILLE, TENNESSEE 37239-1200

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James S. Beard and wife, Jane C. Beard 146 Prospect Hill Nashville, Tn. 37205	Sovran Mortgage Corp. P.O. Box 26388 Richmond, VA 23260-6388	Map 116-8-F Parcel 146

STATE OF ILLINOIS)
COUNTY OF PEORIA)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

James S. Beard
Affiant

Subscribed and sworn to before me, this the 30th day of July, 1991.

Nancy J. Brown
Notary Public

My Comm. Expires: 10-2-94

OFFICIAL SEAL
NANCY J. BROWN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-2-94

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Hugh W. Entrekin and wife, Laura K. Entrekin, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto James S. Beard and wife, Jane C. Beard, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 146 Prospect Hill, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 hands this 1st day of August, 1991.

Hugh W. Entrekin

Hugh W. Entrekin

Laura K. Entrekin

Laura K. Entrekin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh W. Entrekin and wife, Laura K. Entrekin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of August, 1991.

Carol R. Lewis

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 146, as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, Register's Office for said County, to which specific reference is here made.

Being the same property conveyed to Hugh W. Entrekin and wife, Laura K. Entrekin by Warranty Deed from Connie H. Jackson and husband, Robert Jackson, III, of record in Book 7699, page 293, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. The premises herein is a building site restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase and lease options, burdens, and other undertakings, including rights and interest of other site owners and condominium owners, and also including the requirement that all owners of building sites and condominium units be members of Sugartree Homeowners Association, Inc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the Association, and provided for a lien securing the payment thereof contained in the Declaration of Covenants, Conditions and Restrictions executed by Sugartree Properties, Inc., of record in Book 4857, page 157, as amended in Book 4911, page 356, and Book 4996, page 126, and Book 5003, page 688, as made applicable in Book 5087, page 220, and further amended in Book 5152, page 401, and Book 5514, page 138, and Book 5691, page 61, said Register's Office.

3. All matters on the plan of record in Book 5050, pages 67-71, said Register's Office. Said plan was amended in Book 5166, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, and Book 5506, page 118, said Register's Office, to amend floor areas and lot coverage.

4. Easements affecting the common area of record in Book 3400, page 63, Book 4005, page 367, and Book 7061, page 100, said Register's Office.

5. The mortgage loan inspection report by Campbell Surveying Co., Inc., dated July 24, 1991, shows that the asphalt drive encroaches onto the public utility easement along the easterly side line and that the air conditioning pad and a portion of the house encroaches over the minimum building setback line along the southerly side lot line.

6. Rights of others in and to the common areas.

3544.7.

IDENTIFICATION REFERENCE

AUG 1 10 05 AM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

9385 08/01 0101 03CHECK 1268.00

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8410 PAGE 502

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 340000.00
CON TX 1258.00
PRFEE 1.00
WDEED 9.00
TOTAL 1268.00
CHECK 1268.00

08/01/91 01 10:06 0001 9385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 4 4 7.

IDENTIFICATION REFERENCE

AUG 1 10 05 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445983