THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00264791

WARRANTY DEED

BOX 35 BOOK 8477 PAGE 450

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Doyle Beard (NAME)	Cavalry Banking (NAME)	MAP160-14C
738 Fox Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	114 West College St. (STREET ADDRESS)	PARCEL 38
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by James Doyle Beard and wife, June E. Beard and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

George K. Leonard, Jr. and wife, Ellouise W. Leonard,

have this day bargained and sold, and do hereby transfer and convey unto the said James Doyle Beard and wife, June E. Beard

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 738 in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, page 70, said Register's Office.

Being the same property conveyed to George K. Leonard, Jr. and wife, Ellouise W. Leonard, by deed from Haury & Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,497.00

Subscribed and sworn to before me this the 30th *day of* October, 19 91

My commission expires: 1-17-1994 *(Affix Seal)*

Affiant James Doyle Beard

Notary Public Linda H. Jones

unimproved ( )
This is improved (X) property, known as 738 FOX RIDGE DR., Brentwood, TN 37027
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th *day of* October, 19 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George K. Leonard Jr.
George K. Leonard, Jr.

Ellouise W. Leonard
Ellouise W. Leonard,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* George K. Leonard, Jr. and wife, Ellouise W. Leonard,

the within named bargainor s, *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 30th *day of* October, *19* 91

NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notary Public

Commission expires 7-17-1994

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

5831 11/01 0101 03CHECK 208.65

EXHIBIT "A"

Contractors, Inc. of record in Book 5941, page 476, Register's Office of Davidson County, Tennessee.

16 NOV 1 AM '91

5.9042

INFINITI REFERENCE

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	54497.00
CON TX	201.65
PRFEE	1.00
WDEED	6.00
TOTAL	208.65
CHECK	208.65

11/01/91 01 13:51 0001 5831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9042

IDENTIFICATION REFERENCE

NOV 1 1 49 PM '91

FELIX Z. WILSON, II

No. 472988