This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8548 PAGE 865

ADDRESS NEW OWNER:
Ronald L. Beard and Phyllis D. Beard
5301 Buena Vista Pike
Nashville, TN 37218

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Citizens Fidelity Bank and Trust Company
c/o PNC Mortgage Servicing Company
Louisville, KY 40296

MAP AND PARCEL:
MAP 49
PARCEL 57
13DZ-16990

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jack B. Batson and wife, Charolyn M. Batson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald L. Beard and wife, Phyllis D. Beard, as tenants by the entirety, 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:

BEING a tract of land on the westerly side of Buena Vista Pike, being all of the property described in Deed Book 5894, Page 365, Register's Office, Davidson County, Tennessee; and being further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 665, dated January 20, 1992, as follows:

BEGINNING at a point in the centerline of Buena Vista Pike, also known as Buena Vista Turnpike, said point being the northeast corner of the herein described tract; thence S 80 deg. 30 min. W, 622.88 feet to a point; thence S 11 deg. 30 min. E, 208.73 feet to a point; thence N 80 deg. 30 min. E 626.18 feet to a point in the centerline of Buena Vista Pike; thence continuing with said centerline of Buena Vista Pike, N 11 deg. 30 min. W, 208.73 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Jack B. Batson and wife, Charolyn M. Batson, by deed from Robert Morris Francis, Jr., and wife, Bobbie Dorreen Francis of record in Deed Book 5894, Page 365, and re-recorded in Book 8548 Page 802 Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to sanitary sewer easement of record in Deed Book 7681, Page 227, said Register's Office.

This conveyance is made subject to that portion of the property extending into the center of Buena Vista Pike.

This is improved property known as 5301 Buena Vista Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald L. Beard and wife, Phyllis D. Beard, their heirs and assigns, forever; and we, Jack B. Batson and wife, Charolyn M. Batson 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable

to all genders.

Witness our hands this the 7th day of February, 1992.

Jack B. Batson

Charolyn M. Batson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jack B. Batson and wife, Charolyn M. Batson 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 127,500.00.

AFFIANT

Subscribed and sworn to before me this 7th day of February, 1992.

NOTARY PUBLIC
My Commission Expires: 5.22-93

836172

IDENTIFICATION REFERENCE

FEB 12 10 31 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

0547 02/12 0101 03CHECK 478.75

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

RECEIVED OF _____

FOR _____

BOOK 8548 PAGE 807

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 127500.00
CON TX 471.75
PRFEE 1.00
WDEED 6.00
TOTAL 478.75
CHECK 478.75

02/12/92 01 10:31 0001 0547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8361.7

IDENTIFICATION REFERENCE

FEB 12 10 31 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 501131