PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 32142)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 111550.00

Elizabeth S Beaird
Affiant

Sworn and subscribed before me this 23rd day of July, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Daniel Richard Beaird, II
754 Brookhollow Road
Nashville, TN 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
Independence One Mortgage
P. O. Box 5076
Southfield, MI 48086-9972

MAP-PARCEL NUMBERS
115-03-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **L. George Sellers and spouse, Murray M. Sellers,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Richard Beaird, II and spouse, Elizabeth S. Beaird,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Brook Meade, Section II as of record in Book 2133, page 76, RODC, TN.

Said Lot No. 108 fronts 120 feet on the easterly side of Brookhollow Road and extends back 388 feet on the southerly line and 333 feet on the northerly line to a dead line, measuring 131 feet thereon.

Being the same premises conveyed to L. George Sellers and wife, Murray M. Sellers by deed from Philip H. Koonce, III and wife, Elizabeth W. Koonce of record in Book 7740, page 276, Register's Office for Davidson County, Tennessee.

Grantee herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain deed of trust made by L. George Sellers and wife, Murray . Sellers, as Borrower, to Joseph B. Pitt, Jr., Trustee, which deed of trust is recorded in the office of the Register of Deeds in Book 7066, Page 841, and re-recorded in Book 7111, page 15 an assigned to Independence One Mortgage Corporation recorded in the office of the Register of Deeds in Book 7603, page 258, and note of even date thereby secured, in the original principal amount of $ 113350.00, payable to Sears Mortgage Corporation. And for the same consideration Grantee hereby assumes the obligations of the said Borrower, under the terms of the instruments creating the loan to indemnify the Department of veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

3 1 0 4 0
IDENTIF. REFERENCE
JUL 28 9 51 AM '92
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

9511 07/28 0101 03CHECK 421.55

This is improved property, known as: 754 Brookhollow Road, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of July, 1992.

L. George Sellers

L. George Sellers

Murray M. Sellers

Murray M. Sellers

State of Tennessee
County of Davidson

On this 23rd day of July, 1992, before me the undersigned authority, personally appeared L. George Sellers and Murray M. Sellers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8685 PAGE 543

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 111550.00
CON TX 412.55
PRFEE 1.00
WDEED 8.00
TOTAL 421.55
CHECK 421.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9511

3 1 0 4 0

IDENTIF. REFERENCE

JUL 28 9 51 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 554191