PAY 7

SPECIAL WARRANTY DEED

BOOK 8839 PAGE 976

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF January 19 93

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Beisel (NAME)	Lincoln Service Corporation (NAME)	130-2-62
95 Blackburn Avenue (ADDRESS)	5901-A Peachtree Dunwoody Rd. (ADDRESS)	7DZ29870
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Atlanta, GA 30328-5543 (CITY) (STATE) (ZIP)	30858

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Union Planters National Bank , successor in interest to Fidelity Federal Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Beisel and wife, Shannon A. W. Beisel

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot 101, Bransford Realty Company Belle Meade Golf Links Subdivision, of record in Book 6200, Page 352, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being the same property conveyed to Fidelity Federal Bank by William L. Rosenberg, Substitute Trustee, of record in Book 8278, page 183, Reigster's Office for Davidson County, Tennessee.

Grantor warrants only those items affecting title that occured after the date at which they received title to said property.

8244 0

IDENTIFICATION REFERENCE

JAN 13 2 12 PM '93

LOIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 95 Blackburn Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of January, 19 93

Union Planters National Bank
By: Banking Officer

STATE OF TENNESSEE
COUNTY OF

BOOK 8839 PAGE 977

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared SEAN D. HART and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the BANKING OFFICER and _____ respectively of the Union Planters National Bank the within named bargainor, and corporation, and that he as such BANKING OFFICER and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said SEAN D HART as such BANKING OFFICER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 4th day of January 19 93.

My commission expires 1/22/95

_____
Notary Public

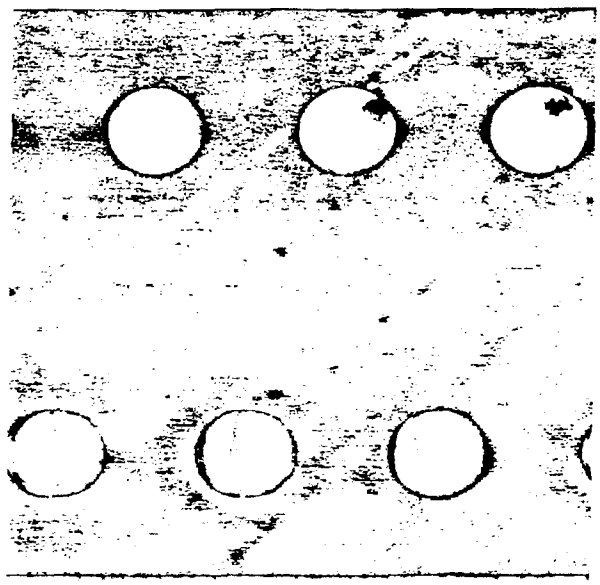
WARRANTY DEED

FROM
Union Planters National Bank

TO
Michael D. Beisel and wife, Shannon A. W. Beisel

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201

5683 01/13 0101 03CHECK 1072.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

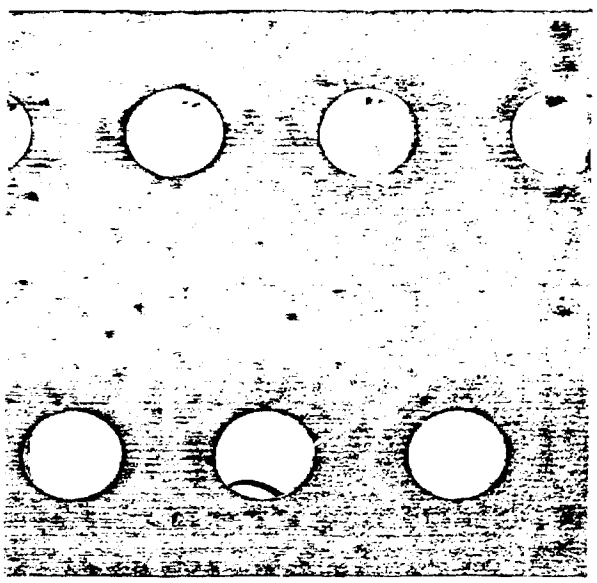
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 287500.00
CON TX 1063.75
PRFEE 1.00
WDEED 8.00
TOTAL 1072.75
CHECK 1072.75

01/13/93 01 14:10 0001 5683



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82440

IDENTIFICATION REFERENCE

JAN 13 2 12 PM '93

DAVIDSON COUNTY, TN

No. 610449