BOOK 8947 PAGE 591

This instrument prepared by:
Brian L. Smith, Attorney
2603-B Elm Hill Pike
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

12th DAY OF May 19 93

Notary Public

MY COMMISSION EXPIRES 4/27/96

THIS INSTRUMENT WAS PREPARED BY

~~LAWYERS TITLE INSURANCE CORPORATION~~
~~424 Church Street, Suite 200, Nashville, Tennessee 37219~~

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Frank H. Beard	NationsBanc Mortgage Corp.	145-14-49 FB #FH-23806
(NAME)	(NAME)	
1238 Carl Seyfert Memorial Dr.	P.O. Box 353	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Louisville, KY 40201-0353	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, Arthur Michael Wells, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank H. Beard and wife, Jann C. Beard

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. 11 on the Plan of Galaxy Estates, as of record in Book 4175, Page 77, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Arthur Michael Wells, jr., unmarried, by Deed of record in Book 8694, Page 590, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, surveys, easements, restrictions and other matters of record.

The above legal description is the same as that contained in the previous instrument of record.

2741 05/13 0101 03CHECK 1259.60

unimproved ( ) This is improved (X) property, known as 1238 Carl Seyfert Memorial Drive Brentwood, TN 37027
(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. 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 hand(s) this 12th day of May, 19 93

Arthur Michael Wells, Jr., unmarried

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, the within named Arthur Michael Wells, Jr., unmarried,

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 1993.

Commission expires 1/22/96

Notary Public

STATE OF TENNESSEE
COUNTY OF }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

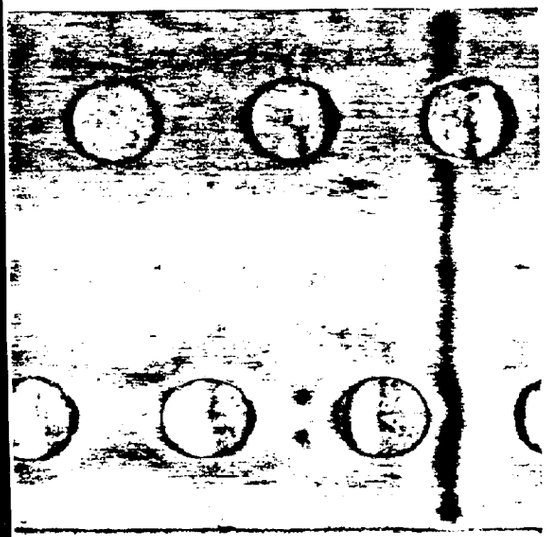
19305

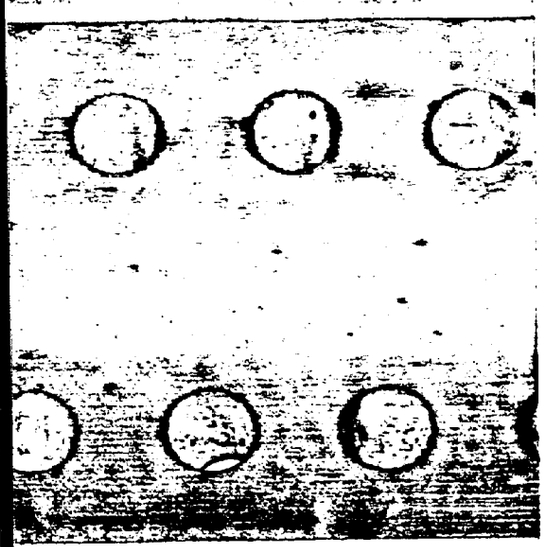
IDENTIFICATION REFERENCE

MAY 13 11 44 AM '93

DAVIDSON COUNTY, TN

PICK-UP





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	
				338000.00
			CON TX	1250.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1259.60
			CHECK	1259.60
05/13/93	01		11:44 0001	2741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19305

IDENTIFICATION REFERENCE

MAY 13 11 44 AM '93

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 650827