BOOK 9345 PAGE 957

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 59,900.00

Affiant

Sworn to and subscribed before me this 25 day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 11/24/94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Janice M. Pernell and Verlan Bond	First Tennessee Bank	Map 72-9
1011 Fairwin Avenue	P. O. Box 474	Parcel 254
Nashville, TN 37216	Memphis, TN 38101	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clayton Beasley, unmarried, devisee under the Will of Georgia R. Beasley, deceased, hereinafter called Grantor, has bargained and sold, and by these presents transfers and conveys unto Janice M. Pernell and Verlan Bond as tenants in common with the right of survivorship, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of the Subdivision of the Eskridge Property, being part of the W. B. Franklin Property, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 60 feet on the northerly side of Fairwin Avenue, and runs back between parallel lines, 173 feet to a dead line.

Being the same property conveyed to Leo Beasley and wife, Georgia R. Beasley, by deed from Newton P. Black, an unmarried man, of record in Book 5009, page 418, Register's Office for Davidson County, Tennessee, the said Georgia R. Beasley having since died, and having been predeceased by Leo Beasley, she having devised said property to Clayton Beasley by Will of record in Will Book 188, page 264, Probate Court Clerk's office for Davidson County, Tennessee.

This is improved property known as 1011 Fairwin Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I

do further covenant and bind myself, my heirs, assigns 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 25th day of April, 1994.

Clayton Beasley
CLAYTON BEASLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5459 05/16 0101 03CHECK 230-63

Personaliy appeared before me, the undersigned, a Notary Public in and for said County and State, Clayton Beasley, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 1994.

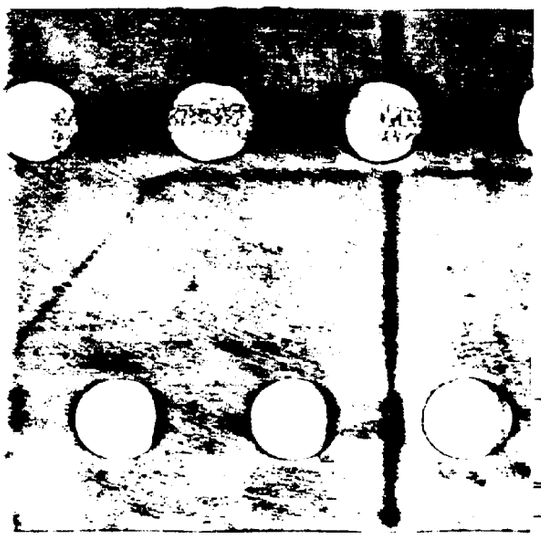
Michael K. Foster
NOTARY PUBLIC

My Commission Expires: 11/26/94

PICK-UP

94 MAY 16 PM 2:02
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

50127
IDENTIFICATION



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

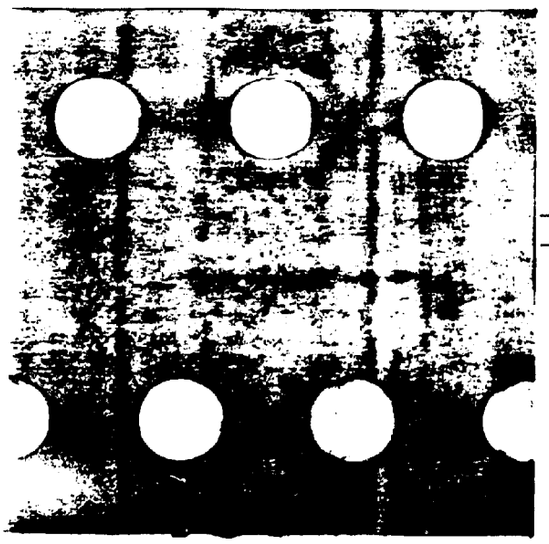
RECEIVED OF _____

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	59900.00
CON TX	221.63
PRFEE	1.00
WDEED	8.00
TOTAL	230.63
CHECK	230.63

05/16/94 01 14:01 0001 8459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50427
IDENTIFICATION REFERENCE

94 MAY 16 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 791483