FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$56,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES: 3-25-95

(AFFIX SEAL)

MAIL TO:

THIS INSTRUMENT WAS PREPARED BY
CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LANCE WILSON (NAME)	Nationsbanc Mortgage Corporation (NAME)	Map 53-2
1410 Bryan Street (STREET ADDRESS OR ROUTE NUMBER)	2059 Northlake Parkway (STREET ADDRESS)	Parcels 30 & 50
Old Hickory, TN 37137 (CITY) (STATE) (P.O. ZIP)	Tucker, GA 30084 (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, KENNETH MATTHEW BEARD and wife, AMY MARIE BEARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LANCE E. WILSON, unmarried,

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:

TRACT No. 1: Being Lot No. 282-A of Re-Subdivision of Parcel "B", Section "C-2" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1835, Page 53, Register's Office for said County.
SAID Lot No. 282-A lies immediately west of Lot 282 of Section "C-1" said plan, as of record in Book 1424, Page 30, said Register's Office. Said Lot No. 282-A measures 57 feet on the westerly line of Lot No. 282 and extends back 162.4 feet on the northerly line and 98.4 feet on the southerly line to a dead line, measuring 85.5 feet thereon.

TRACT No. 2: Being Lot No. 282 on the Plan of Section "C-1" and part of Section "C", of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 130, Register's Office for said County.
SAID Lot No. 282 fronts 57 feet on the westerly margin of Bryan Street and extends back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Kenneth Matthew Beard and wife, Amy Marie Beard, by deed from Rebecca Ann Swinea Thompson and husband, James F. Thompson, of record in Book 8255, Page 847, Register's Office for Davidson County, Tennessee.

89918 IDENTIF. & REFERENCE

94 SEP 12 AM 10:32 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

7366 09/12 0101 03CHECK 219.53

unimproved ( ) This is improved (X) property, known as 1410 Bryan Street, (House Number) (Street) Old Hickory, (P O Address) TN 37138 (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 our hand S this 31st day of August, 19 94

Kenneth Matthew Beard by Amy Beard by attorney in fact
KENNETH MATTHEW BEARD

AMY MARIE BEARD

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMY MARIE BEARD

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1994.

Commission Expires 3-25-95

Debra A. Randall Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 1994, before me personally appeared AMY MARIE BEARD, to me known to be the person (or who adequately identified herself to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of KENNETH MATTHEW BEARD, and acknowledged that he executed the same as the free act and deed of said KENNETH MATTHEW BEARD.

WITNESS my hand and offical seal at Nashville, TN on this 31st day of August, 1994.

3-25-95
MY COMMISSION EXPIRES:

Debra A. Randall
NOTARY PUBLIC

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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

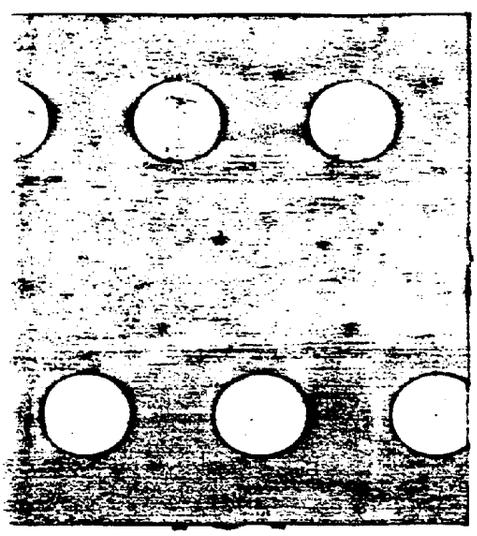
RECEIVED OF: _____

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	56900.00
CON TX	210.53
	1.00
WDEED	8.00
TOTAL	219.53
CHECK	219.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/94 01 10:30 0001 7366

89918
IDENTIF. & REFERENCE

94 SEP 12 AM 10:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 833712