Box 38

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9560 PG 48

ADDRESS NEW OWNER:
Deborah Elizabeth Beatty
705 Longhunters Court
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Farmers Bank
P.O. Box 38
Cornersville, Tennessee 37047

MAP AND PARCEL:
MAP 135-8A
PARCEL 705
2DX06468

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Emily Ann Rickard, Unmarried and Anna Lee Rickard, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Deborah Elizabeth Beatty, 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:

BEING Unit No. 705 of Nasboro Village Nineteen Condominiums, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office of Davidson County, Tennessee, and shown on plan of record in Book 5200, page 80, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Emily Ann Rickard and Anna Lee Rickard , by deed from M. Jenell Strickland of record in Book 6012, Page 691, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Declaration of Covenants and Restrictions of record in Book 4827, page 14 (supplemental in Book 5469, page 840), Master Deed in Book 5333, page 957, By-Laws in Book 5333, page 999, Charter in Book 4828, page 834 and Book 5344, page 959 and all matters on the plan of record in Book 5200, Page 80, said Register's Office.

This is improved property known as 705 Longhunter Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Deborah Elizabeth Beatty, Unmarried, their heirs and assigns, forever; and we, Emily Ann Rickard, Unmarried and Anna Lee Rickard 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of December, 1994.

Emily Ann Rickard

Anna Lee Rickard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Emily Ann Rickard, Unmarried and Ann Lee Rickard the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

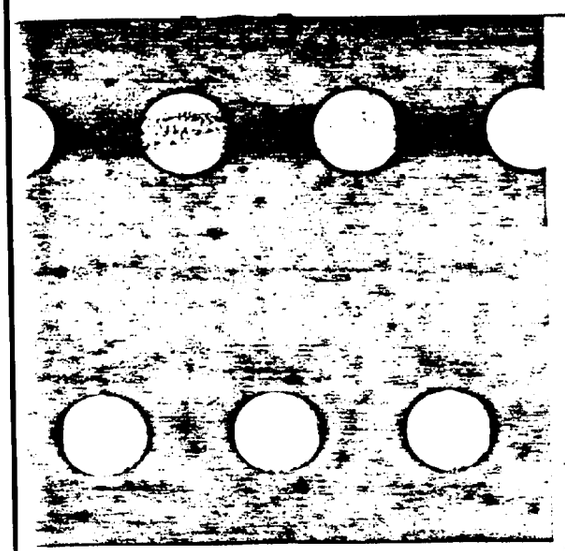
AFFIANT

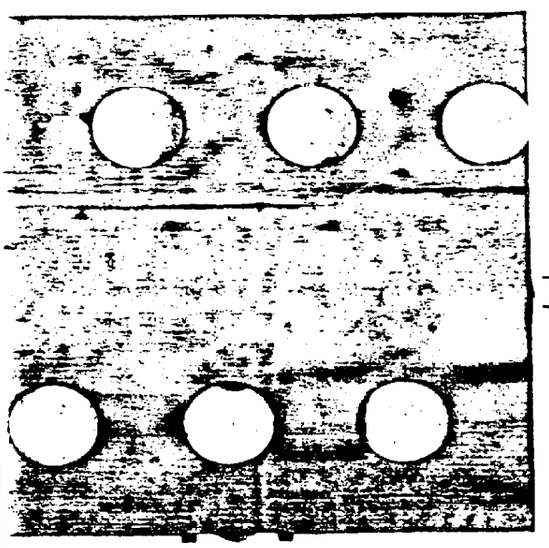
Subscribed and sworn to before me this 29th day of December, 1994.

NOTARY PUBLIC
My Commission Expires: 11/3/96

21657
IDENTIFICATION REFERENCE

94 9 12:50 2.02 03CHECK 212.50





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

RECEIVED OF _____

FOR _____

BOOK 9560 PG 50

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

12/30/94 01 13:01 0001 7949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21657
IDENTIF. & REFERENCE

DEC 30 PM 1:01
REGISTER
DAVIDSON COUNTY, TN.

No. 867834