9562 PG 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,076.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 94

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary K. Shipman (NAME)	Magnolia Federal Bank (NAME)	MAP 108-4
3120 Noble Valley Drive (ADDRESS)	P.O. Box 1858 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Hattiesburg, Mississippi 39403 (CITY) (STATE) (ZIP)	PARCEL 66

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, Ronald Wayne Bean and wife, Terri Cheek-Bean, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary K. Shipman, an unmarried person

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 Lot No. 150, Section Two on the Plan of Larchwood, as of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald W. Bean and wife, Laura Bean by Deed from Jonathan D. Snyder and wife, Teresa F. Snyder, of record in Deed Book 7175, Page 780 and to Ronald Wayne Bean by Divorce Decree of record in Book 8032, page 336, Register's Office for Davidson County, Tennessee. The said Ronald W. Bean and Laura Bean having since divorced.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5479, page 443, Book 5681, page 532, Book 6011, page 130 and Book 5688, page 696, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Ronald W. Bean and wife, Laura Bean to Tim N. Taylor, Trustee, Trustee(s) for Capital Mortgage Corporation, dated 3/19/87, with an approximate unpaid balance of 65,076.40, of record in Trust Book 7175, page 783, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

Terri Cheek-Bean joins in this conveyance to convey any and all rights she

CONTINUED

unimproved ( )
This is improved (X) property, known as 3120 Noble Valley Drive, Nashville, Tennessee 37214
(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 our hand s this 30th day of December 19 94

Ronald Wayne Bean by: Michelle Petty, atty in fact
Ronald Wayne Bean

Terri Cheek-Bean by: Michelle Petty, atty in fact
Terri Cheek-Bean

STATE OF TENNESSEE
COUNTY OF

9562 PG 815

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

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 _____ oath(s) acknowledged _____to be the _____ _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ 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_____.

My commission expires _____

_____
Notary Public

may have in this property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30 day of December, 1994, before me personally appeared Michelle Petty, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald Wayne Bean and wife, Terri Cheek-Bean, and who acknowledged that Michelle Petty executed the same as the free act and deed of the said Ronald Wayne Bean and wife, Terri Cheek-Bean by virtue of that Power of Attorney, duly executed by the said Ronald Wayne Bean and wife, Terri Cheek-Bean and appearing of record in Book 9562, page 812, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 30th day of December, 1994.

My Commission Expires: 5.23.98

Tracey Tinsley
Notary Public

TRACEY TINSLEY
NOTARY PUBLIC
DAVIDSON COUNTY, TN.

95 JAN -4 AM 8:14

FELIX E. DAKE
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFY & REFERENCE

22507

3852 01/04 0101 03CHECK

RETURN TO:
CUMBERLAND TITLE COMPANY

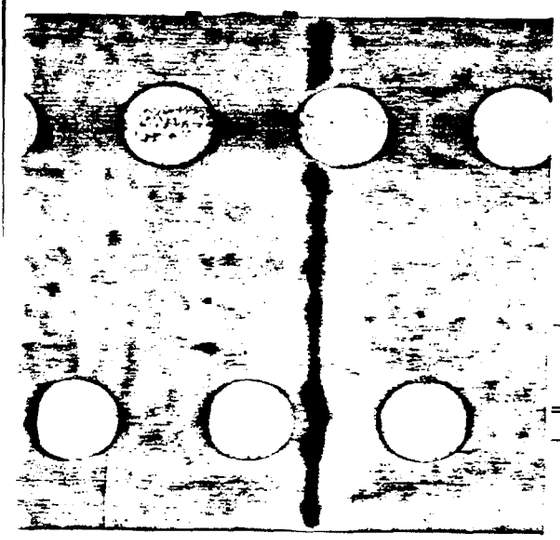
[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

[ ] 245 Dover Road
Clarksville, Tennessee 37040

26B-37



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

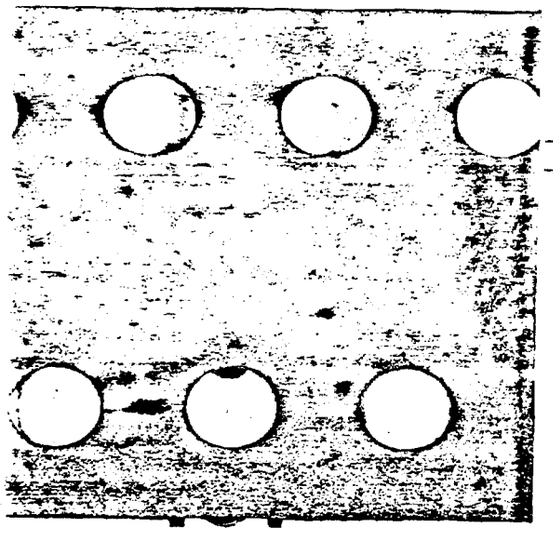
RECEIVED OF _____

FOR _____

BOOK 9562 PG 816

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	70076.40
CON TX	259.37
PRFEE	1.00
WDEED	8.00
TOTAL	268.37
CHECK	268.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/04/95 01 08:13 0001 8852

22507
IDENTIF. ↑ REFERENCE

95 JAN -4 AM 8:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 868727