BOOK 9596 PG 647

File in Box No. 19 B

95-2-15

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Michele Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHELE MARTIN (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 161-10-0-B
717 Ashfield Court (ADDRESS)	P. O. Box 2926 (ADDRESS)	PARCEL 015CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	FB #06DU-83152

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, D. STEVEN BEARD AND WIFE, ROBBIN K. NELSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELE MARTIN, 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:

LAND in Davidson County, Tennessee, being Lot No. 206, on the Plan of Villages of Brentwood, Phase Five, a Planned Unit Development, as of record in Plat Book 6900, Page 896, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to D. Steven Beard and wife, Mary Ann Beard, by Deed from Fox Ridge Homes, Inc., of record in Book 8078, Page 629, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree in the Fourth Circuit Court for said County, of record in Minute Book 206B, Page 851, File No. 91D-4069. The said property was further conveyed to D. Steven Beard by Quitclaim Deed from Mary Ann Beard, of record in Book 8637, Page 649, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6143, Page 11, and made applicable in Book 7834, Page 676, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Robbin K. Nelson, spouse of the above named D. Steven Beard, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

D. Steven Beard, P. Steven Beard and Paul Steven Beard are one and the same person.

unimproved ( )
This is improved (X) property, known as 717 Ashfield Court, Nashville, TN 37211
(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 15th day of February 19 95

D. STEVEN BEARD

Robbin K. Nelson

ROBBIN K. NELSON

BOOK 9596 PG 648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. STEVEN BEARD AND WIFE, ROBBIN K. NELSON

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of February, 19 95.

Commission expires September 16, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, a 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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

34649

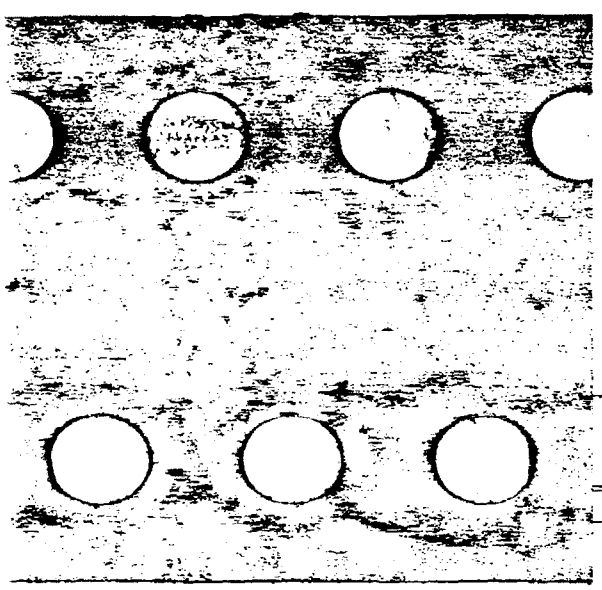
IDENTIFICATION REFERENCE

95 FEB 16 AM 11:03

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2285 02/15 0101 03CHECK 440.05

DCTN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

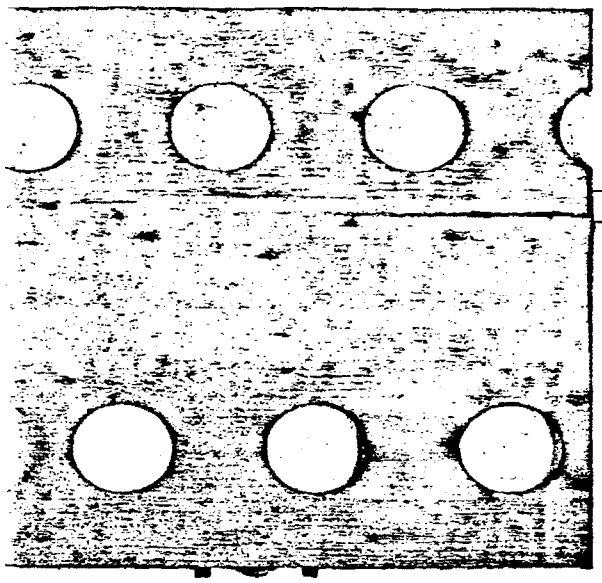
RECEIVED OF _____

FOR _____

BOOK 9596 PG 649

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



34649
IDENTIF. & REFERENCE

95 FEB 16 AM 11:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

CAMT 116500.00
CON TX 431.05
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 440.05
CHECK 440.05

02/15/95 01 23:02 0001 2285

No. 881990