File in Box No. 19 B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9596PG663

W & I Ref: (kd) Title No: 36090
Dav. Co. File: Box 8

95-2-4

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul Steven Beard 945 Robertson Academy Road Nashville, Tennessee 37220	GREAT WESTERN MORTGAGE CORP., D/B/A SIERRA WESTERN MORTGAGE 9451 Corbin Avenue Northridge, CA 91324

TAX MAP-PARCEL NUMBERS: 132-13-37

WARRANTY DEED

2290 02/15 0101 03CHECK 808.20

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ira E. Cravens and spouse, Ruth P. Cravens,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Steven Beard, a married person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Oak Hill Valley, of record in Book 1835, Pages 15 and 16, Register's Office for said County.

SAID Lot No. 1, which is a corner lot, fronts 210 feet on the southerly margin of Robertson Academy Road and fronts 161.56 feet on the westerly margin of Oak Valley Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 236.35 feet on the southerly line and 203.71 feet on the westerly line along the easterly margin of Kirkman Lane, formerly known as Old Kirkman Road.

BEING the same property conveyed to Ira E. Cravens and wife, Ruth P. Cravens by deed from Oak HIll Land Company, a Tennessee corporation, of record in Book 1874, Page 241, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenant contained in instrument of record in Book 1788, Page 186, Book 1809, Page 539, said Register's Office.

This is improved property, known as: 945 Robertson Academy Road, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of February, 1995.

Ira E. Cravens

Ira E. Cravens

Ruth P. Cravens

Ruth P. Cravens

BOOK 9596PG664

State of Tennessee
County of Davidson

On this 15th day of February, 1995, before me the undersigned authority, personally appeared **Ira E. Cravens** and **Ruth P. Cravens**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 216000.00

Betty L. Buckner

Affiant

Sworn and subscribed before me on the 15th day of February, 1995.

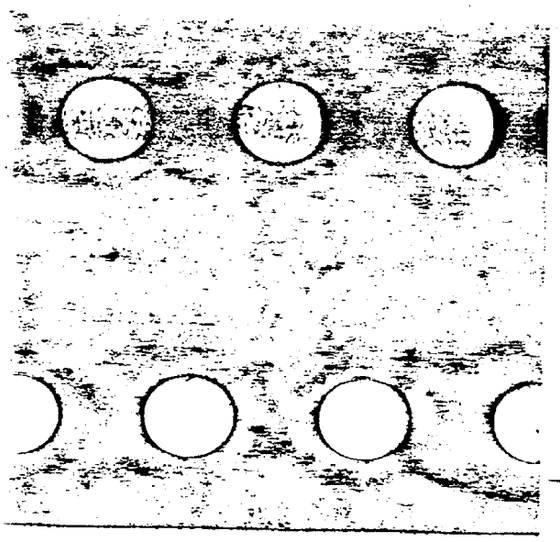
Notary Public

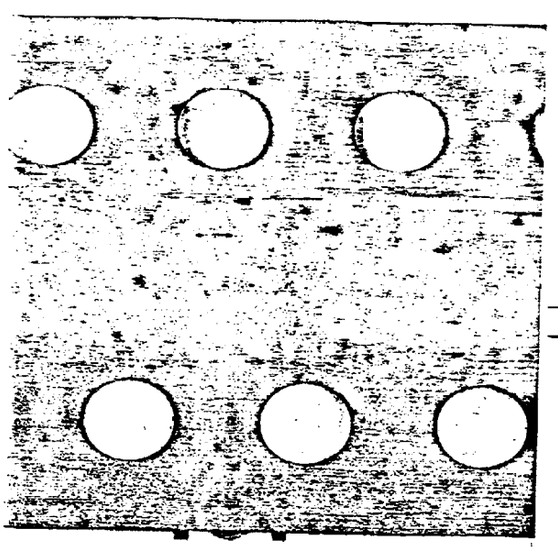
My Commission Expires: 9/12/95

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

34654
IDENTIF. & REFERENCE

95 FEB 16 AM 11:07
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9596 PG 665

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
216000.00
CON TX 799.20
PRFEE 1.00
MTGFEE 8.00
TOTAL 808.20
CHECK 808.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34654
IDENTIF. # REFERENCE

95 FEB 16 AM 11:0
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

02/15/95 01 23:06 0001 2290

No. 881995