BOOK 9620 PG 759

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R 4177

MAP/GROUP/PARCEL
52 12 79

NEW OWNER'S NAME AND ADDRESS:
Marvin G. Beard and wife, Debbie C. Beard
1236 Shawnee Road
Madison, Tennessee 37115

SEND TAX BILLS TO:
Great Western Mortgage
861 Holcomb Bridge Road
Suite 200
Roswell, Georgia 30076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Patrick A. Whitley and wife, Judy L. Whitley, hereinafter called Grantors, do hereby transfer and convey unto Marvin G. Beard and wife, Debbie C. Beard, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 26 on the Plan of Sequoia Valley, Section II, a plat of which is of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, and being more particularly described according to said Plan, to which reference is hereby made for further description of said property.

BEING the same property conveyed to grantors herein by deed of record in Book 8672, Page 572, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Patrick A. Whitley

Judy L. Whitley

95 MAR 17 AM 9:45
REGISTER
DAVIDSON COUNTY, TN.

1927 03/17 0101 03CHECK 383.44

42626
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Patrick A. Whitley and wife Judy L. Whitley, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 27th day of February, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

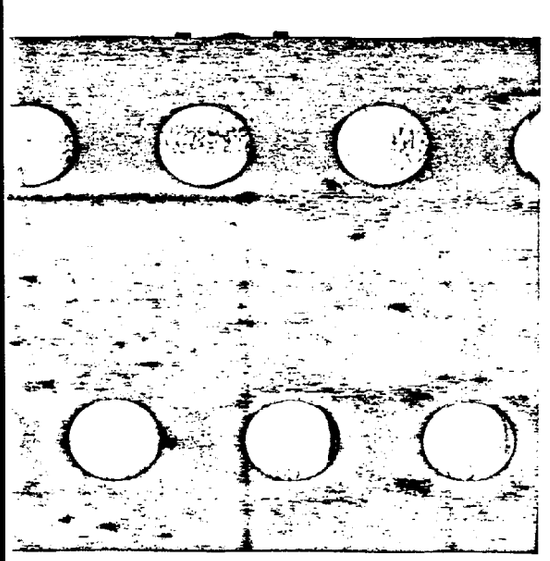
The actual consideration or value whichever is greater for this transfer is $101,250.00.

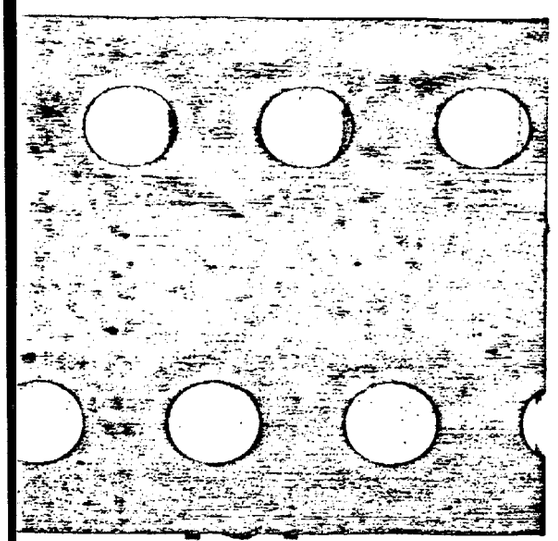
Maura B. Beard
AFFIANT

Sworn to and subscribed before me, this the 27th day of February, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 9620 PG 761

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 101250.00
CON TX 374.44
PRFEE 1.00
WDEED 8.00
TOTAL 383.44
CHECK 383.44

03/17/95 01 09:47 0001 1027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42626
IDENTIF. & REFERENCE

95 MAR 17 AM 9:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 890611