[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Marian R. Watts]	Guaranty Trust Company]	MAP and PARCEL]
[ ]	Attn: Tax Dept.]	]
[3143 Justin Towne Court]	P.O. Box 1218]	150-2-125]
[Antioch, TN 37013]	Murfreesboro, TN 37133]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joyce M. Beasley, unmarried , by and through my lawful attorney-in-fact, Novella Gardner**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Marian R. Watts, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15B of Zone Lot Division Lots 15, 17 and 20 Justin Towne Resubdivision of Lots 13 through 26 Section 2, as of record in Book 5200, Page 619, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly right of way of Justin Towne Court, said point being the northeast corner of the westerly half of Lot 15; thence leaving said right of way south 5 degrees 54 minutes 29 seconds west 51.95 feet to a point; thence south 6 degrees 02 minutes 28 seconds west 47.90 feet to a point; thence south 5 degrees 42 minutes 00 seconds west 102.46 feet to a point; thence north 84 degrees 44 minutes 57 seconds west 30.00 feet to a point; thence north 5 degrees 50 minutes 00 seconds east 202.62 feet to a point in the southerly right of way of Justin Towne Court; thence along said right of way south 94 degrees 10 minutes 00 seconds east 30.00 feet to the point of beginning and containing 6,053 square feet, more or less.

Being the same property conveyed to Joyce M. Beasley, unmarried, by deed from *Philhall* Corporation, of record in Book 6178, Page 569, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3143 Justin Towne Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of record in Book 5200, Page 619, said Register's Office and all matters therein; 3) Restrictive Covenants of record in Book 6145, Page 443, and those appearing of on said Plat of record in Book 5200, Page 619, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $54,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 26th day of May, 1995.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

8781 06/07 0101 03CHECK 208.90

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **May, 1995**.

Joyce M. Beasley
Joyce M. Beasley

BY: Novella Gardner
Novella Garnder
Attorney-in-Fact

95 JUN -7 PM 2:18
FELIX E. DELLOMO REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0067851

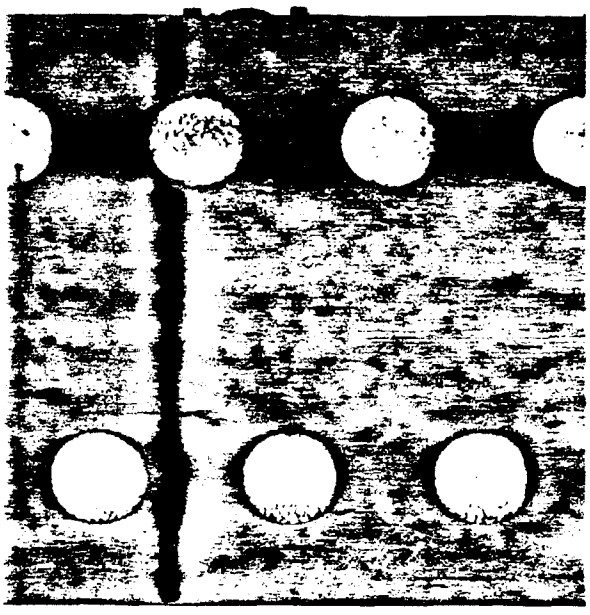
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Novella Gardner**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument as the free act and deed of the said **Joyce M. Beasley**, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Joyce M. Beasley and recorded simultaneously herewith.

Witness my hand and official seal at **Nashville,**, Tennessee, this **26th** day of **May, 1995**.

Notary Public
My Commission Expires: 5/23/98

File No. 9505-186



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

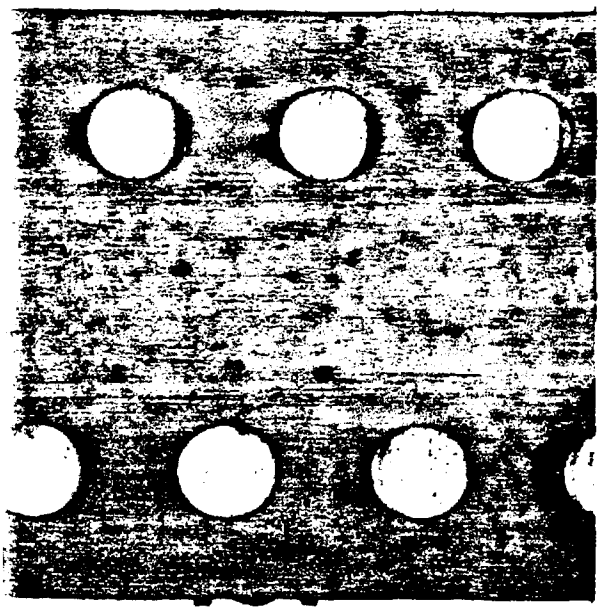
RECEIVED OF _____

FOR _____

BOOK 9694 PG 324

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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/07/95 01 14:20 0001 8781

0067851
IDENTIF. ↑ REFERENCE

95 JUN -7 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918065