This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9730PG363

ADDRESS NEW OWNER:
Johnny L. Beaty and Norma S. Beaty
548 Blue Water Drive
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:
MAP 96-Gp.11A
PARCEL 19
3 DZ 85828

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Coit McCarter and wife, Dorothy S. McCarter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Johnny L. Beaty and wife, Norma S. Beaty , 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 Apartment Unit No. C-3 of Hickory Place Condominiums created under Title 66, Section 27-101,et seq. as amended, Tennessee Code Annotated, and as established by as Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Paage 663, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Umit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Perry Donald McCarter , by deed from Perry D. McCarter and wife, Susan R. McCarter and Frank C. Batson &wf,Judy W. of record in Book 6619, Page 815, Register's Office for Davidson County, Tennessee.

Dorothy S. McCarter and Gail McCarter herein joins to convey any and all rights and interests they may have, if any.

This is the same description as in previous deed of record.

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The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Place Condominiums, Phase 1, as of record in Plat Book 6250, Page 228, and Master Deed of record in Book 6472, Page 435 and re-recorded in Book 6476, Page 663, and by-laws in Book 6472, Page 456 said Register's office.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by The Lomas & Nettleton Co. (Chase Manhattan Corporation) of record in Book 6619, Page 818, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by The Lomas & Nettleton Co. (Chase Manhattan Corporation) of record in Book 6619, Page 818, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This is improved property known as 412 Stewarts Ferry Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny L. Beaty and wife, Norma S. Beaty, their heirs and assigns, forever; and we, Coit McCarter and wife, Dorothy S. McCarter and Charles McCarter and wife, Gail McCarter and Frank C. Batson and wife, Judy W. Batson 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of June, 1995.

Coit McCarter

Dorothy S. McCarter

Charles McCarter

Gail McCarter

Frank C. Batson

Judy W. Batson

0078861

IDENTIFICATION REFERENCE

95 JUL 14 AM 8:00

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

MAIL ENV.

0922 07/14 0101 03CHECK

12.00

STATE OF SOUTH CAROLINA
COUNTY OF YORK)

BOOK 9730PG365

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Coit McCarter and wife, Dorothy S. McCarter and Charles McCarter and wife, Gail McCarter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Rte. 1 York, South Carolina, this the 23rd day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9-24-2000

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank C. Batson and wife, Judy W. Batson the bargainor, 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 Mt. Juliet, Tennessee, this the 22nd day of June, 1995.

NOTARY PUBLIC

LOUISE N. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/23/98

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,707.40.

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 1995.

NOTARY PUBLIC
My Commission Expires: 4/23/98

LOUISE N. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

State Tax $194.99
Fee $1.00
Recording Fee $12.00
Total $207.99
Receipt No. 18641
MICHAEL L. TIPTON, Register
By Deputy

Filed for record June 30 1995
at 8:00 O'clock A M.
Noted in Title Book 30 Page # 436
Recorded in Deed Book #442 Page #11
in the office of
York County, South Carolina,
Given this 30th day of June 19 95
Margie Drum, Register
By E. Hannon Dept. Reg.