STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 4/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen F. Beard (NAME)	First Republic Mortgage (NAME)	MAP 39
6754 Old Hickory Blvd. (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 104
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	14D 11555

FOR AND 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, Keith King and wife, Kathy King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen F. Beard and husband, David M. Beard

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:

Beginning at a point in the Southerly margin of Old Hickory Blvd. at the Northwest corner of Tract 2, Boundary Survey for Keith King Property Dated Feb. 1989, by M & K Surveying, being the Northeast corner of this Tract; thence with the westerly line of Tract 2 the following two calls, South 28° 05' 34" East 709.66 feet; thence South 32° 59' 37" East 204.61 feet to a planted stone; thence North 78° 50' 47" West 562.38 feet to the Southwest corner of Tract 1 of the aforementioned boundary survey; thence with the westerly line of Tract 1 the following 9 calls North 13° 52' 37" West 88.0 feet; North 77° 03' 45" East 72.90 feet; North 00° 48' 21" East 197.95 feet; North 6° 19' 47" East 124.85 feet; North 16° 19' 54" West 77.66 feet; North 44° 20' 33" West 77.72 feet; North 49° 42' 06" West 155.30 feet; North 40° 50' 00" East 110.00 feet; North 47° 20' 00" East 20 feet t to the southerly margin of Old Hickory Blvd.; thence with the margin of Old Hickory Blvd. 135 feet t to the point of beginning. Being part of the same property described in Book 6326, Page 711 and Book 5463, Page 292, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Keith King and wife, Kathy King by deed from Zona K. Allen and Dorothy Allen Worrell, of record in Book 6326, page 711 and Book 5463, page 292 by deed from Dorothy Allen Worrell, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6754 Old Hickory Blvd., Whites Creek, TN 37189
(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 31st day of July 19 95

Keith King

Kathy King

BOOK 9753 PG 683

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 Keith King and wife, Kathy King

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 Goodlettsville, Tennessee, this 31st day of July, 19 95.

Commission expires 11/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

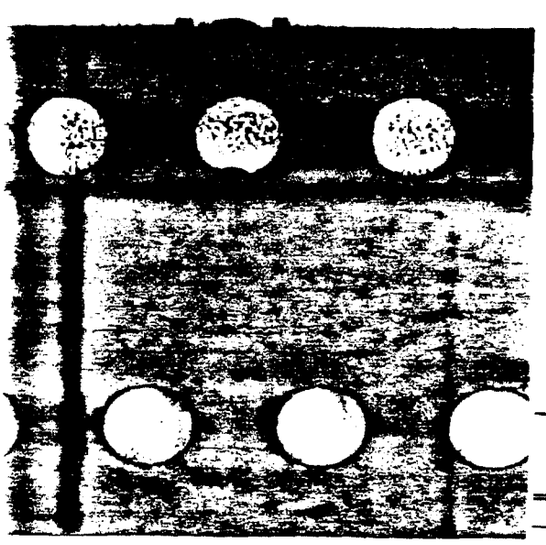
My commission expires _____

Notary Public

0086535
IDENTIF. ↑ REFERENCE

95 AUG -4 PM 3:53
REGISTER
DAVIDSON COUNTY, TN.

9236 08/04 0101 03CHECK 541.43



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

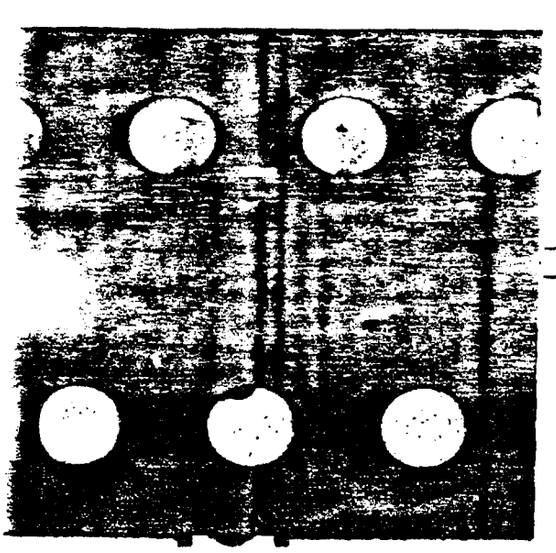
RECEIVED OF _____

FOR _____

BOOK 9753 PG 689

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
143900.00
CON TX 532.43
PRFEE 1.00
WDEED 8.00
TOTAL 541.43
CHECK 541.43

08/04/95 01 15:53 0001 9236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086535
IDENTIF. # REFERENCE

95 AUG -4 PM 3:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 938260