WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Hedges (NAME)	First Trust Mortgage Company (NAME)	MAP 147-4
275 Wallace Road (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 63
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	5DU06001

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, Samuel Lewis Beckman and wife, Pamela M. Beckman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Hedges and wife, Heather Hedges

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:

Being Lot No. 114 on the Plan of Hillbrook Section III, as of record in Book 3300, page 84, Register's Office for said County and described as follows:

Beginning on the south margin of Wallace Road, at the corner of Lots 114 and 115; thence east with the road, 63 feet to a monument; thence around a curve in the southeasterly direction 39.3 feet to a monument in the west magin of Faulkner Drive; thence with said Drive, south 114.6 feet to the corner of Lots 113 and 114; thence west along the line of these lots, 88 feet to the rear corner of Lots 114 and 115; thence north with the line of these lots, 139.76 feet to the beginning.

Being the same property conveyed to Samuel Lewis Beckman and wife, Pamela M. Beckman by deed from Mable S. Hite of record in Book 8498, page 215, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3460, page 295, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 275 Wallace Road, Nashville, TN 37211
(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 23rd day of August, 19 95

Samuel Lewis Beckman

Pamela M. Beckman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9775 PG 620

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Lewis Beckman and wife, Pamela M. Beckman

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 Nashville, Tennessee, this 23rd day of August, 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

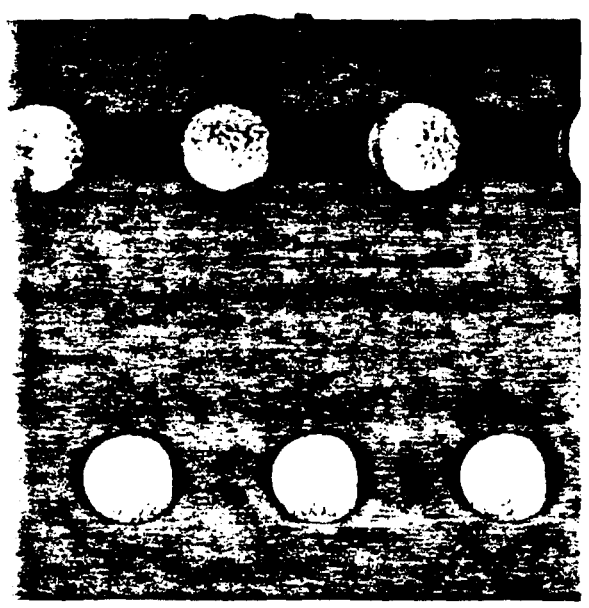
IDENTIFICATION REFERENCE

95 AUG 28 PM 3:26

REGISTER

7406 08/28 0101 03CHECK

364.20



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

RECEIVED OF _____

FOR _____

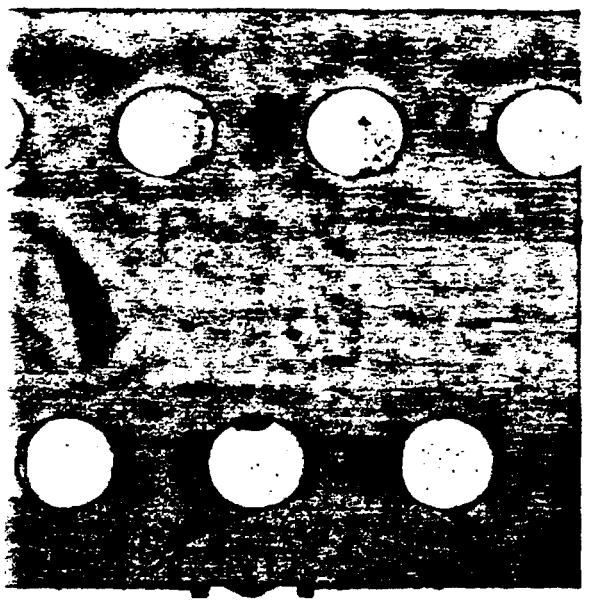
BOOK 9775 PG 621

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 96000.00
CON TX 355.20
PRFEE 1.00
MDEED 8.00
TOTAL 364.20
CHECK 364.20

08/28/95 01 15:26 0001 7406



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094022
IDENTIF. & REFERENCE

95 AUG 28 PM 3:26

REGISTER
DAVIDSON COUNTY, TN.

No. 946338