ADDRESS NEW OWNER AS FOLLOWS:

DANNY L. BEAIRD
2607 ELLIOTT DRIVE
OLD HICKORY, TN 37138

THIS INSTRUMENT PREPARED BY:

ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201-1628
615/254-3446

SEND TAX BILLS TO:

SAME

MAP - PARCEL NUMBER:

Map 053-12-0; Parcel 122.00

6425 11/09 0101 03CHECK 112.60

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of twenty-eight thousand and no one-hundredths Dollars ($28,000.00) and other good and valuable consideration paid by DANNY L. BEAIRD(hereinafter referred to as "Grantee") to RONNIE D. COWHERD and wife, BARBARA K. COWHERD, (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, Grantors have bargained and sold, and do hereby transfer and convey, unto the said Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 8, Block 9 Plan of Dabbs and Elliott Subdivision, No. 1, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 8 fronts 44 feet on the northeasterly side of Elliott and runs back between parallel lines with the north margin of an alley 100 feet to a dead line.
>
> **BEING** the same property conveyed to Ronnie D. Cowherd and wife, Barbara K. Cowherd, by deed from Charles E. Gann and wife, Bobbie Gann, of record in Book 7113, Page 430, said Register's Office.

This is improved property known as 2607 Elliott Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, his heirs and assigns, forever.

AND the Grantors do hereby covenant with the Grantee, his heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1995 property taxes, which have been prorated and assumed by Grantee; and (b) zoning limitations, and easements and restrictions of record. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have set their hand and seal, on this the 8th day of November, 1995.

Ronnie D. Cowherd
RONNIE D. COWHERD

Barbara K. Cowherd
BARBARA K. COWHERD

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Rollie L. Woodall, a Notary Public in and for said County and State, Ronnie D. Cowherd and wife, Barbara K. Cowherd, 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 8th day of November, 1995.

Rollie L. Woodall
NOTARY PUBLIC

My Commission Expires: 9 July 1997.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is twenty-eight thousand and no one-hundredths Dollars ($28,000.00).

AFFIANT

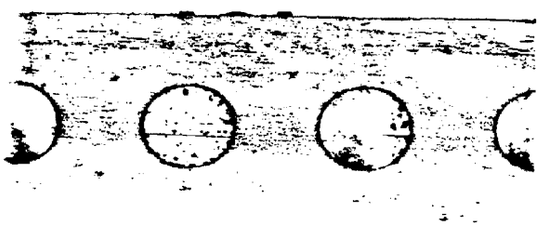
Subscribed and sworn to before me, this the 8th day of November, 1995.

Rollie L. Woodall
NOTARY PUBLIC

My Commission Expires: 9 July 1997.

95 NOV -9 AM 8:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0121162
IDENTIF. ↑ REFERENCE



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

RECEIVED OF _____

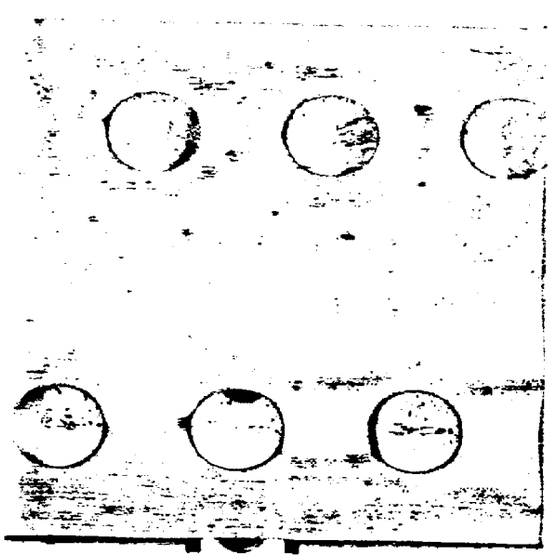
FOR _____



BOOK 9851 PG 941

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	28000.00
CON TX	103.60
PRFEE	1.00
WDEED	8.00
TOTAL	112.60
CHECK	112.60

11/09/95 01 08:51 0001 6425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0121162
IDENTIF. & REFERENCE

95 NOV -9 AM 8:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 975023