Box 17

WARRANTY DEED

BOOK 9868 PG 571

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,159.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 5-24-97

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
Land Enterprises (NAME)	Boatmen's National Mortgage Co. (NAME)	MAP 96-11
951 Giant Oak Drive (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 239
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

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, Jan E. Saturday Beard and husband, Bob Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Land Enterprises

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 2-B, Zone Lot Division of Lot 2, Resubdivision of Lot 541, Cloverhill, Section No. VIII of record in Plat Book 6200, page 598 amending Plat Book 6250, page 720, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jan E. Saturday by deed from Timothy L. Morell and wife, Kellie F. Morell of record in Book 7929, page 859, and by deed from Robert A. Friedmann, III and wife, Donna You Friedmann and Ivan E. Luttrell and wife, Ann M. Luttrell of record in Book 7319, page 318, Register's Office for Davidson County, TN. Jan E. Saturday having since married and now being Jan E. Saturday Beard. Bob Beard joins in this conveyance to convey any interest he may have as the husband of Jan E. Saturday Beard.

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

Subject to restrictions of record in Book 6250, page 720 and Book 6200, page 598, said Register's Office.

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

CONTINUED

This is improved (X) property, known as 3145A Crosswood Drive, Nashville, TN 37214 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 10th day of November 19 95

Jan E. Saturday Beard

Jan E. Saturday Beard

Bob Beard

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 Jan E. Saturday Beard and husband, Bob Beard

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 10th day of November 19 95.

Commission expires 5.24.97

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

LEGAL DESCRIPTION CONTINUATION

Subject to Joint Driveway Easement of record in Book 7319, page 326, said Register's Office.

Subject to Deed of Trust to THDA of record in Book 7319, page 321, and corrected in Book 7929, page 861, said Register's Office.

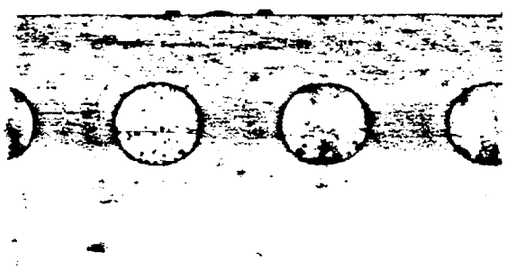
0125877

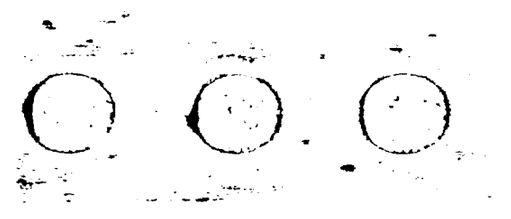
IDENTIFICATION REFERENCE

95 DEC 27 AM 10:54

DAVIDSON COUNTY, TN.

1553 12/27 0101 03CHECK 157.59







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9868 PG 573

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 40159.40
CON TX 148.59
PRFEE 1.00
WDEED 8.00
TOTAL 157.59
CHECK 157.59

11/27/95 01 10:57 0001 1553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125877

IDENTIFICATION REFERENCE

95 NOV 27 AM 10:54

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 980083