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

BOOK 9730 PG 363

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

SEND TAX BILL:
To Mortgagee

RE-RECORD

BOOK 9869 PG 870

MORTGAGEE:
Chase Manhattan Mortgage Corporation
4915 Independence Parkway
Tampa, Florida 33631-3270

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

WARRANTY DEED

1997 11/03 01:01 03CHECK 12.00

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, and Charles McCarter and wife, Gail McCarter and* *Frank C. Batson and wife, Judy W. Batson and David "Randy" Kennedy, Administrator 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.

SEE PAGE 2 FOR DERIVATION

Being the same property conveyed to Perry Donald McCarter and wife, Gail McCarter and Coit McCarter and wife, Dorothy S. McCarter and Frank C. Batson & wife, Judy W. of record in Book 6619, Page 818, Register's Office for said County, to which deed reference is hereby made for a more complete description.

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.

David "Randy" Kennedy, Administrator of the Estate of Perry Donald McCarter, joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record, being 412 Stewarts Ferry Pike, Nashville, TN 37214.

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 and David "Randy" Kennedy, Administrator 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.

RE-RECORD BOOK 9869PG871

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

David "Randy" Kennedy,
Administrator of the Estate of
Perry Donald McCarter

Coit McCarter

Dorothy S. McCarter

Charles McCarter

Gail McCarter

Frank C. Batson

Judy W. Batson

0126305

RECEIVED FOR RECORD
JUNE 23 PM 2:35
DAVIDSON COUNTY, TN.

RE-RECORD

(Derivation Continued from Page 1)
BEING the same property conveyed to Perry D. McCarter and wife, Susan R. McCarter and Frank C. Batson and wife, Judy W. Batson by deed of record in Book 6619, Page 815, re-recorded in Book 6627, Page 437, Register's Office for Davidson County, Tennessee. The said Susan R. McCarter having since conveyed her interest in said property to Perry Donald McCarter by Quitclaim Deed of record in Book 9169, Page 152, said Register's Office. The said Perry D. McCarter having since been deceased and Coit McCarter and Charles McCarter being the only heirs at law of the said Perry D. McCarter.

This Deed is being re-recorded to correct the derivation clause and also to have the Administrator of the Estate of Perry Donald McCarter join in execution of this conveyance.

The said Perry Donald McCarter and Perry D. McCarter being one and the same person.

0078861

IDENTIFICATION REFERENCE

95 JUL 14 AM 8:00

FELIX E. REGISTER
DAVIDSON COUNTY, TN.

3922 010 03CHECK

MAIL ENV.

MAIL ENV.

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)

RE-RECORD

BOOK 9869PG872

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 23rd day of June, 1995.

NOTARY PUBLIC

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

My Commission Expires: 4/2/98

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: 4/2/98

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David "Randy" Kennedy, Administrator, 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 Nashville, TN this the 21st day of ~~June~~ November, 1995.

Notary Public

My Commission Expires: 9-18-99

NOTARY PUBLIC DAVIDSON CO. TENN.

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
Wilson County, Tennessee,
On this 30th day of June 19 95
Marque Dress, Register
By E. Hannon Dept. Reg.

State Tax $194.99
Fee $1.00
Recording Fee $13.00
Total $207.99
Receipt No. 14861
Marie L. Tribble, Register
By Deputy