THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 9913 PG 273

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary R. Beadle, et ux 1560 Slaters Creek Road Goodlettsville, TN 37072	Same as New Owner	Map 109 Parcel 204 Field Book 4D 05397

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOE ALLEN MILLER and wife, SONDRA L. MILLER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto GARY R. BEADLE and wife, ELIZABETH A. BEADLE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 9, Cooks Landing, in the deed of record in Book 5371, page 621, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point lying on the easterly margin of Old Hickory Boulevard, said point further described as lying south 1933.41 feet from the southerly margin of Stewarts Ferry Pike; thence leaving said easterly margin of Old Hickory Boulevard North 85 deg. 40 min. 03 sec. east a distance of 951.19 feet to a point lying on the westerly line of the Donald Lee Gaines property as of record in Book 4590, page 886, Register's Office for Davidson County, Tennessee; thence running with said Gaines property line South 8 deg. 36 min. 47 sec. West a distance of 38.13 feet to a point; thence continuing with said westerly line of the Gaines property and the westerly line of the W. A. Tillman property as of record in Book 3252, page 49, Register's Office for Davidson County, Tennessee, South 9 deg. 11 min. 25 sec. West a total distance of 205.53 feet to a point; thence leaving said Tillman property line and running South 85 deg. 40 min. 03 sec. West a distance of 894.58 feet to the point on the easterly margin of Old Hickory Boulevard; thence running with said easterly margin North 4 deg. 19 min. 57 sec. West a distance of 237.0 feet to the point of beginning, containing 5.02 acres, more or less.

BEING the same property conveyed to Joe Allen Miller and wife, Sandra L. Miller, by deed from Ronald Golden and wife, Eunice Golden, of record in Book 6849, page 112, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property known as Tract 9, Cooks Landing, Davidson County, TN.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

BOOK 9913 PG 279

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Letters from the Metropolitan Health Department of record in Book 6775, page 810 and Book 9886, page 259, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 9th day of January, 1996.

"GRANTORS"

JOE ALLEN MILLER

SONDRA L. MILLER

"GRANTEES"

GARY R. BEADLE

ELIZABETH A. BEADLE

6243 01/10 0101 03CHECK 210.65

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE ALLEN MILLER and wife, SONDRA L. MILLER, and GARY R. BEADLE and wife, ELIZABETH A. BEADLE, 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, at office, this the 9th day of January, 1996.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

96 JAN 10 AM 8:30

ELIX A. [illegible]
DAVIDSON COUNTY, TN.

0139431

IDENTIF. & REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

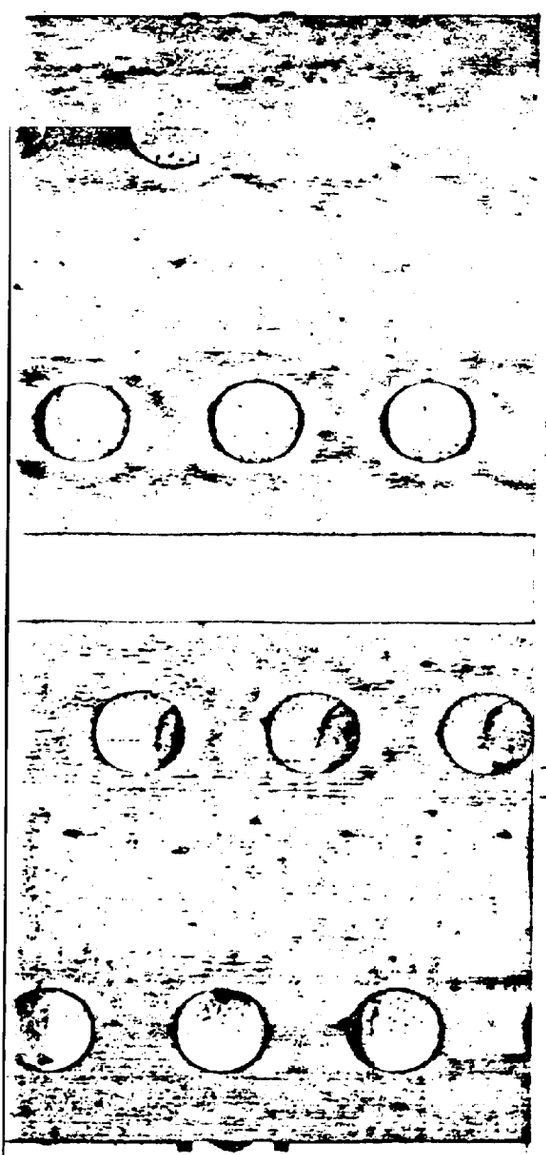
The actual consideration or value, whichever is greater, for this transfer is $54,500.00.

Affiant

Sworn to and subscribed before me, this the 9th day of January, 1996.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9913 PG 283

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 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 8.00
TOTAL 210.65
CHECK 210.65

01/10/96 01 08:40 0001 6243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139431
IDENTIF. ↑ REFERENCE

96 JAN 10 AM 8:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 994579