File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Bk 9941 Pg 115

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13630

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOUGLAS C. CONKLIN (NAME)	FT MORTGAGE COMPANIES dba FIRST (NAME)	130-11
900 Lynnwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 613136 (STREET ADDRESS)	48
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	7DA50575

FOR AND IN 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, DOROTHY R. BEARD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS C. CONKLIN AND WIFE, SHARON J. CONKLIN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 18 of Block "A" on the Plan of Tyne Meade, Section No. 2, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the southwest corner of the property conveyed to Charles William Horstman and wife, by deed from Omer H. Jordan and wife, of record in Book 1679, page 167, Register's Office for said County; thence with said Boulevard, southwardly 100 feet to the corner of Lots Nos. 18 and 19, being 600 feet, more or less, north of the northerly margin of Forsythe Place; thence with the line between said two lots, eastwardly 250 feet; thence northwardly 100 feet to the southeast corner of said Horstman property; thence with the southerly line of same, westwardly 250 feet to the beginning.

Being the same property conveyed to Robin L. Beard and wife, Dorothy R. Beard by deed from Goodloe S. Chaffin and wife, Lucille Chaffin of record in Book 1760, page 99, said Register's Office. Robin L. Beard having since died.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees.

3415 02/07 0101 03CHECK 712.00

96 FEB -7 AM 11:33
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0148157
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX property, known as 900 Lynnwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of January, 19 96

Dorothy R. Beard by William D. Beard

DOROTHY R. BEARD
BY: WILLIAM D. BEARD, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____ 9941 pg 116

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM D. BEARD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said DOROTHY R. BEARD, and is authorized by the said DOROTHY R. BEARD to execute this instrument on her behalf.

Witness my hand, at Office, this 26th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 96

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

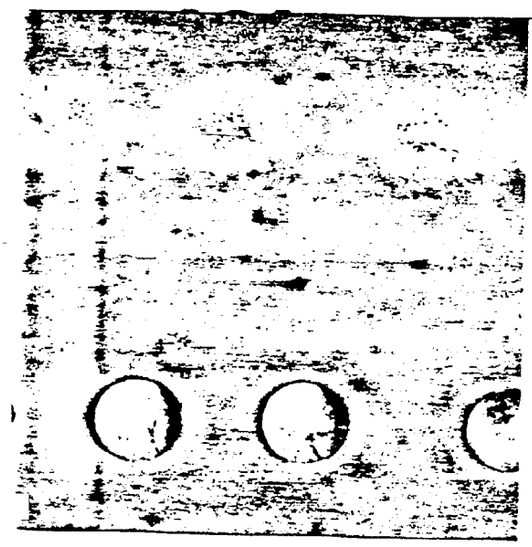
Notary Public

WARRANTY DEED

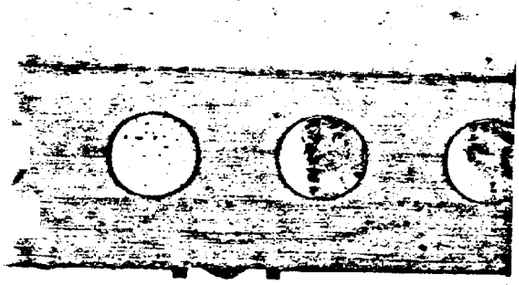
FROM DOROTHY R. BEARD, BY: WILLIAM D. BEARD

TO DOUGLAS C. CONKLIN AND WIFE, SHARON J. CONKLIN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926







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

RECEIVED OF _____

FOR _____

BOOK 9941 PG 117

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
190000.00
CON TX 703.00
PRFEE 1.00
MTGFEE 8.00
TOTAL 712.00
CHECK 712.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32-3/736 01 11:35 0001 5815

0148157
IDENTIF. # REFERENCE

96 FEB -7 AM 11:34

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1003835