THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, ATTORNEYS
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

WARRANTY DEED

Box 60

BOOK 9955 PG 837

Address New Owner:	Send Tax Bills To:	Map-Parcel
Mr. and Mrs. Eric C. Beyer 2537 Blair Boulevard Nashville, Tennessee 37212	Alliance Mortgage Company 4500 Salisbury Road Jacksonville, Florida 32216	104-11-311

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

0814 02/23 0101 03CHECK 194.00

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 50,000.-.

Deborah D. Beyer
Affiant

Subscribed and sworn to before me this 19 day of Feb., 1995.

Rebecca L. Garland
Notary Public

My Commission Expires: 5-24-97

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the assumption by the Grantees, hereinafter named of the indebtedness owing to Alliance Mortgage Company in the approximate amount of One Hundred Thousand Dollars ($100,000.00), I, Lucia C. Dean, ("Grantor"), by these presents, do hereby transfer, sell and convey to, Eric C. Beyer, and wife, Deborah D. Beyer, ("Grantees"), their heirs, successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being the easterly fifty feet (50') of Lot No. 84 on the Map of Sunset Park Subdivision in Plat Book 332 on page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to H. Douglas Dean and wife, Lucia C. Dean, (the said H. Douglas Dean having since died) and Deborah L. Dean (the said Deborah L. Dean having since married Eric C. Beyer) by Warranty Deed of record in Book 7713 page 1, Register's Office, Davidson County, Tennessee.

This is improved property known as 2537 Blair Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantees, that she is lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said real property to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands on this the 21 day of February, 1996.

GRANTOR:

Lucia C. Dean

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

Before me, a Notary Public for the State and County aforesaid, personally appeared **Lucia C. Dean,** to me known or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained, as free act and deed.

Witness my hand and seal at , California this 21 day of February, 1996.

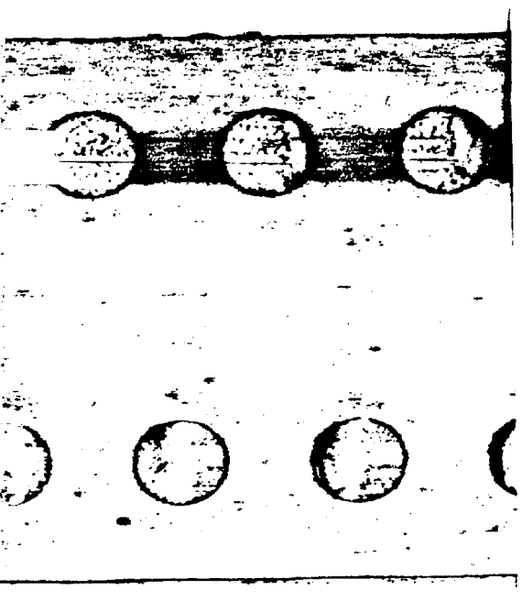
Carol R. Henderson
Notary Public

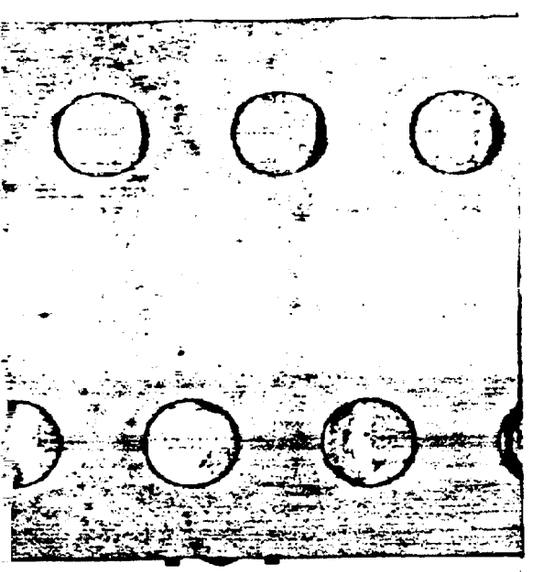
My Commission Expires: 8.25.97

CAROL R. HENDERSON
COMM. # 1003061
Notary Public – California
VENTURA COUNTY
My Comm. Expires AUG 25, 1997

0153037
IDENTIFICATION REFERENCE

96 FEB 23 AM 11:16
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9955 PG 839

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

02/23/96 01 11:20 0001 0814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153037
IDENTIF. REFERENCE

96 FEB 23 AM 11:16

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

No. 1008974