WARRANTY DEED

THIS INSTRUMENT PREPARED BY Don't use

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9964 PG 875

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD R. MOODY (NAME)	SOUTHEASTERN MORTGAGE OF (NAME)	104-11
2537 Blair Boulevard (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Suite 250 (STREET ADDRESS)	311
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	24W8475

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, ERIC C. BEYER AND WIFE, DEBORAH D. BEYER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD R. MOODY, unmarried

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 the easterly 50 feet of Lot No. 84 on the Plan of Sunset Park Subdivision, as of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 feet on the southerly margin of Blair Boulevard and extends back between parallel lines, 160.5 feet to a dead line in the rear.

Being the same property conveyed to H. Douglas Dean and wife, Lucia C. Dean and Deborah L. Dean, unmarried, by deed from Thomas G. Davidson, II, unmarried of record in Book 7713, page 1, said Register's Office. H. Douglas Dean has since died and title being vested in Lucia C. Dean and Deborah Dean Beyer, as joint tenants with the right of survivorship, by quitclaim deed of record in Book 8753, page 781, said Register's Office. Lucia C. Dean having conveyed her interest in said property to Eric C. Beyer and wife, Deborah D. Beyer, by deed of record in Book 9955, page 837, Register's Office for Davidson County, Tennessee.

Deborah L. Dean being one and the same person as Deborah D. Beyer and Deborah Dean Beyer.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.

unimproved ( )
This is improved (XX property, known as 2537 Blair Boulevard, Nashville, Tennessee 37212

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 1st day of March, 1996

ERIC C. BEYER

DEBORAH D. BEYER

BOOK 9964 PG 876

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC C. BEYER AND WIFE, DEBORAH D. BEYER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of March, 19 96.

My commission expires 11/25/97 Notary Public Carol R. Rivers

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

0155797

IDENTIF. ↑ REFERENCE

96 MAR -1 PM 4:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1996

MY COMMISSION EXPIRES: 11/25/97 (AFFIX SEAL) Carol R. Rivers Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

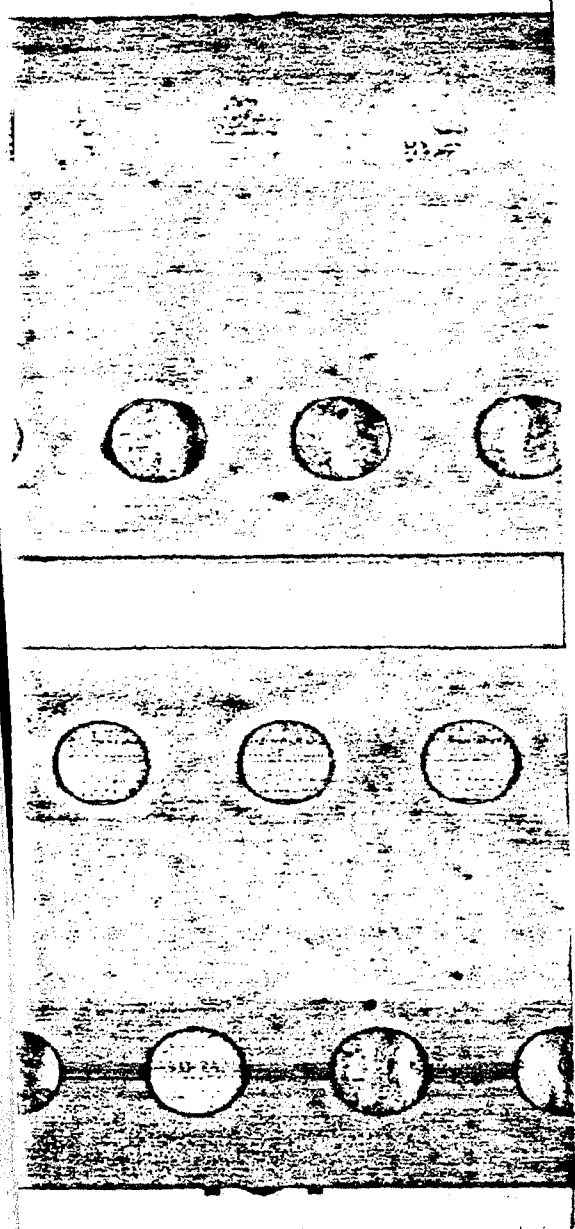
WARRANTY DEED

FROM ERIC C. BEYER AND WIFE, DEBORAH D. BEYER

TO DONALD R. MOODY

3762 03/01 0101 03CHECK 615.00

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 9964 PG 877

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
164000.00
CON TX 606.80
PRFEE 1.00
WDEED 8.00
TOTAL 615.80
CHECK 615.80
03/01/96 01 16:02 0001 3762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155797
IDENTIF. ↑ REFERENCE

96 MAR -1 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011888