THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) POR 10008PG647

The actual consideration or value, whichever is greater, for this transfer is $ 61,000.00

Gary L. Beazley
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of March 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GARY L. BEAZLEY 2230 Thistlewood Avenue Nashville, Tennessee 37216	SOUTHTRUST MORTGAGE CORPORATION 230 4th Avenue, North Nashville, Tennessee 37202	MAP 72-8 PARCEL 96 97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY ONE THOUSAND AND NO/100---------- ($ 61,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , BLUE OX INDUSTRIES

hereinafter called the Grantor___,has bargained and sold, and by these presents do transfer and convey unto GARY L. BEAZLEY, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I

BEING Lot No. 23 on the Map of Dalewood, Section One, as of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the west margin of Thistlewood Avenue at the corner of Lots Nos. 22 and 23; thence with the line between said lots westerly 170.0 feet to a point; thence northerly 85.5 feet to the south line of Berrywood Road; thence with the line of the same, northeasterly 32.8 feet to the beginning of a curve; thence around said slight curve, northeasterly 127.4 feet to the beginning of another curve and continuing with said curve, southeasterly 42.3 feet to the westerly margin of Thistlewood Avenue, thence with the margin of same southerly 129.7 feet to the beginning.

TRACT II

Map 72-8, Parcel 96 - South side of Berrywood Road lying between Thistlewood Avenue and Geneva Drive.

CONTINUED

This is improved property known as 2230 Thistlewood Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, ha_s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Dalewood Section One of record in Book 1424 , page 108 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds itself, its successors and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of March, 19 96, as the duly authorized officer of the corporate Grantor herein.

BLUE OX INDUSTRIES, Inc.

Thomas Moore III
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared THOMAS S. MOORE III and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the EXECUTIVE VICE PRESIDENT and _____ respectively of the BLUE OX INDUSTRIES _____ the within named bargainor, and corporation, and that he as such SPEC. VICE PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this 29th day of March, 1996.

Official Seal
Notary Public, Forsyth County, North Carolina
HAMILTON TAYLOR
My Commission Expires August 22, 1997

My Commission Expires: November 22, 1997 Notary Public

0169024
IDENTIF. & REFERENCE

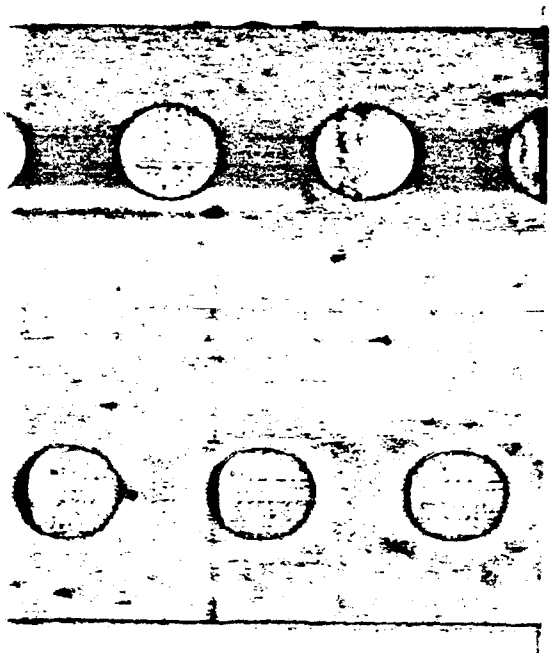
96 APR -9 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

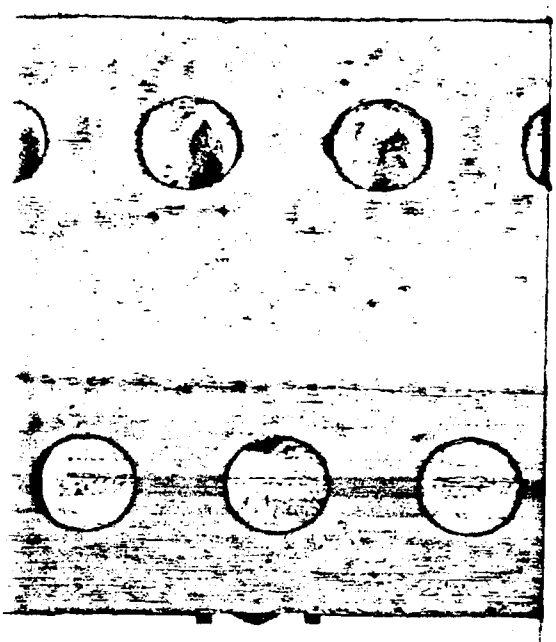
7948 04/09 0101 03CHECK 238.70

LEGAL DESCRIPTION CONTINUATION

BEING triangular in shape and bounded as follows: on the north by the south margin of Berrywood Road; on the south by the north margin of Lot No. 23 of Dalewood Subdivision, Section I; on the west by the east margin of Lot No. 4 of Geneva Heights Subdivision, Section 2. Being a remnant severed from Dalewood School by the relocation and extension of Berrywood Road.

BEING the same property conveyed to Blue Ox Industries, Inc., by deed from Donald L. Rippetoe and wife, Teresa B. Rippetoe, of record in Book 9989, page 755, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10008 PG 650

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 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 12.00
TOTAL 238.70
CHECK 238.70

04/09/96 01 08:51 0001 7948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169024
IDENTIF. ← REFERENCE

96 APR -9 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025934