This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BK/VOL 10022 PG 659

ADDRESS NEW OWNER:
Regina Watson
754 Brookhollow Rd.
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 115-3
GROUP
PARCEL 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Daniel Richard Beaird II and wife, Elizabeth S. Beaird, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Regina Watson, an unmarried person, hereinafter called the Grantee, her 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. 108 on the Plan of Brook Meade, Section II, as of record in Book 2133, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Daniel Richard Beaird II and wife, Elizabeth S. Beaird by deed from L. George Sellers and spouse, Murray M. Sellers, as of record in Book 8685, page 542, Register's Office for Davidson County, Tennessee.
>
> Daniel Richard Beaird II and Daniel R. Beaird II being one and the same person.

This is improved property known as 754 Brookhollow Rd., Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. All matters shown on the Plan of record in Book 2133, page 76, Register's Office for Davidson County, Tennessee.
3. Sanitary sewer and/or storm drainage easement of record in Book 4568, page 549, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Regina Watson, an unmarried person, her heirs and assigns, forever; and we, Daniel Richard Beaird II and wife, Elizabeth S. Beaird, do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of April, 1996. BOOK 10022 PG 660

Daniel Richard Beaird II

Elizabeth S. Beaird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel Richard Beaird II and wife, Elizabeth S. Beaird, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of April, 1996.

*Daniel Richard Beaird II and Daniel R. Beaird II are one and same person.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of April, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

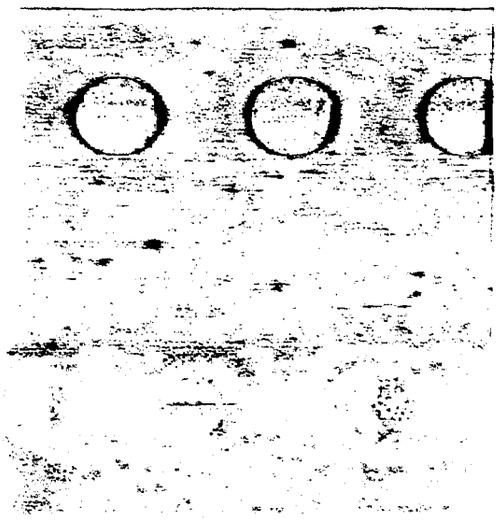
My Commission Expires: 11/20/96

96 APR 22 AM 10:57

0173659

IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10022 PG 661

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

CONT
150000.00
CON TX 555.00
PRFEE 1.00
MDEED 8.00
TOTAL 564.00
CHECK 564.00

04/22/96 01 10:59 0001 2953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173659
IDENTIF. & REFERENCE

96 APR 22 AM 10:57

DAVIDSON COUNTY, TN.

No. 1030885