This instrument prepared by:
SHERRARD & ROE, P.L.C. (SFW)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 10028 PG 508

30262

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Michael S. Higgins Jennifer A. Pietenpol 8641 Griffith Road Nashville, Tennessee 37221	Same	Map 154 Parcel 132 FB# 09D-80970

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, DANIEL H. BECK and wife JOAN C. BECK (hereinafter referred to as the "Grantors"), do hereby transfer and convey unto MICHAEL S. HIGGINS and wife JENNIFER A. PIETENPOL (hereinafter referred to as the "Grantees") certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

See Exhibit "B" attached.

Excepting only the Permitted Exceptions, Grantors further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 24 day of April, 1996.

DANIEL H. BECK

JOAN C. BECK

01751462

IDENTIFICATION REFERENCE

96 APR 25 PM 2:15

DAVIDSON COUNTY, TN.

WARRANTY DEED: BECK/100535.1
3245-__1

BOOK 10028 PG 509

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Daniel H. Beck and wife Joan C. Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and that they further acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24 day of April, 1996.

Notary Public

My Commission Expires:

July 24 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater, is $ 46,187.20 .

AFFIANT

Sworn to and subscribed before me this 24 day of April, 1996.

Notary Public

My Commission Expires:

July 24 1996

774 04/26 01:01 03CHECK 187.88

EXHIBIT "A"

Property Description

A tract of land lying wholly within the 2nd Civil District of Davidson County,Tennessee, and being tract 1 of the Poplar Creek Highland Subdivision of record in Book6200, Page 627, in the Register's Office for Davidson County, Tennessee, being Parcel 132of Map 154, Assessor's Office, and further described as follows:

Beginning at a monument in the easterly margin of Griffith Road, being thenorthwest corner of tract 2 of the Poplar Creek Highland Subdivision; thence with the easterly margin of Griffith Road north 38° 57' 47" west 292.45 feet to a monument; thence with a curve to the right having the following characteristics: delta = 60° 49' 19", radius = 379.20 feet, arc = 402.54 feet, tangent = 222.57 feet, chord = north 08° 33' 08" west 383.90 feet to a monument near the intersection of Griffith Road and Poplar Creek Road; thence with a curve to the right having the following characteristics: delta = 96° 44' 42", radius = 25.00 feet, arc = 42.21 feet, tangent = 28.13 feet, chord = north 70° 13' 53" east 37.37 feet to a monument in the south line of Poplar Creek Road; thence leaving Griffith Road and with the south margin of Poplar Creek Road and a curve to the right having the following characteristics: delta = 09° 13' 56", radius = 968.67 feet, arc = 156.08 feet, tangent = 78.21 feet, chord = south 56° 46' 49" east 155.91 feet to a monument; thence south 52° 09'51" east 261.97 feet to a monument; thence with a curve to the left having the following characteristics: delta = 14° 28' 52", radius - 872.19 feet, arc = 220.44 feet, tangent = 110.81 feet, chord = south 59° 24' 17" east 219.85 feet to a monument; thence south 66°38' 43" east 20.73 feet to an iron, being the northeast corner of tract 2 of Poplar Creek Highland Subdivision; thence leaving Poplar Creek Road and with the north line of tract 2 south 53° 16' 52" west 423.90 feet to the point of beginning, containing 4.16 acres, more or less, according to the plat described above.

Together with an easement for sewage disposal system and a field line access easement located on tract 2 of Poplar Creek Highland Subdivision as shown on plat of record in Book 6200, page 627, Register's Office for Davidson County, Tennessee.

Together with a non-exclusive twenty foot ingress/egress easement leading to Griffith Road, located in part on the said tract 2 and shown on the said plat, and located in part along the easterly and southerly borders of the Helen M. Neal property of record in Book 7284, page 858, said Register's Office, and partly described in a Mutual Grant of easement of record in Book 6829, page 256, said Register's Office.

Being the same property conveyed to Daniel H. Beck and wife, Joan C. Beck, by deed from Mark T. Stubblefield and wife, Shirley K. Stubblefield, of record in Book 9477, Page 72, Register's Office for Davidson County, TN.

EXHIBIT "B" BOOK 10028 PG 511

Permitted Exceptions

(a) Taxes for Metropolitan Nashville and Davidson County as follows:

Map 154, Parcel 132

1996 and subsequent years, a lien, not yet due and payable.

(b) Restrictive Covenants of record in Book 7511, page 33, Register's Office for Davidson County, Tennessee ("RODC").

(c) All matters shown on the Plat of Poplar Creek Highland Subdivision of record in Plat Book 6200, page 627, said Register's Office.

(d) Subject to an easement for sewage disposal system and a field line access easement located on tract 2 of Poplar Creek Highland Subdivision as shown in Plat Book 6200, page 627, RODC.

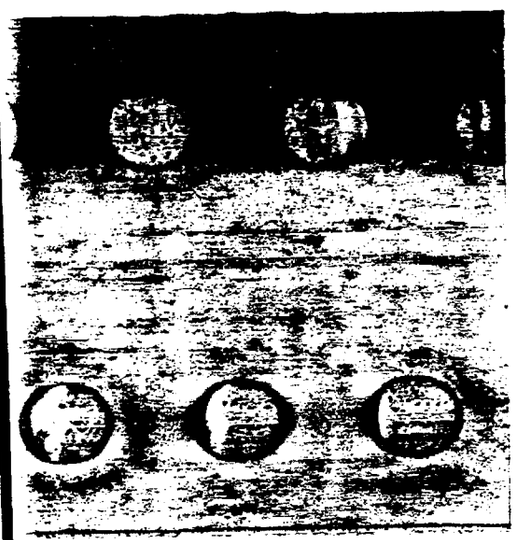
(g) Subject to matters which a comprehensive, current survey would disclose and rights of parties in possession.

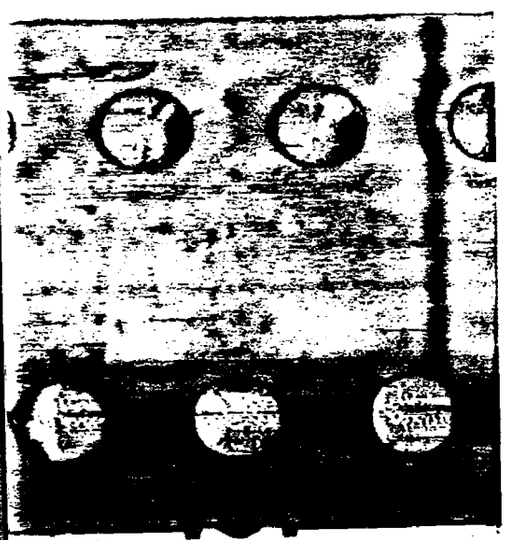
(i) Subject to applicable zoning and building regulations and permit requirements.

(j) Subject to a non-exclusive 20-foot ingress and egress easement leading to Griffith Road, located in part of Tract 2 and shown on said plat and located in part on the easterly and southerly borders of Helen W. Neal property of record in Book 7284, page 858, RODC, and partly described in a Mutual Grant of Easement of record in Book 6829, page 256, RODC.

(k) Rights of others in and to said easement.

(l) Note on plat requiring single family residence only with a 3 bedroom maximum.





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

RECEIVED OF _____

FOR _____

BOOK 10028 PG 512

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 46183.20
CON TX 170.88
PRFEE 1.00
MDEED 16.00
TOTAL 187.88
CHECK 187.88

04/26/96 01 14:50 0001 4774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175462
IDENTIF. # REFERENCE

95 APR 26 P11 2:45
REGISTER
DAVIDSON COUNTY, TN.

No. 1032826