THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

WARRANTY DEED

BOOK 10090 PG 705

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
John Czernoczky and Ruxandra Mares 2115 Gladstone Avenue Nashville, Tennessee 37216	Same	105-16 62

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Virgil H. Beard and wife, Paula P. Beard, and Raymond Beard and wife, Judy Ann Beard, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto John Czernoczky and wife, Ruxandra Mares ("Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $21,000.00.

AFFIANT

Subscribed and sworn to before me this the 18 day of June, 1996.

NOTARY PUBLIC

My Commission expires: 7-24-99.

This is unimproved property located 2115 Gladstone Avenue, Nashville, Tennessee 37216.

And Grantors covenant with Grantees that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1996, which have been prorated between Grantors and Grantees as of this date.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 18 day of June, 1996.

Paula P. Beard
PAULA P. BEARD

Virgil H Beard
VIRGIL H. BEARD

Judy Ann Beard
JUDY ANN BEARD

Raymond Beard 6-17-96
RAYMOND BEARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned of said County, Virgil H. Beard and Paula P. Beard, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 1996.

Sandra Lee Crow
NOTARY PUBLIC

My Commission expires: 9/18/99.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rob H G. Turner of said County, Raymond Beard and Judy Ann Beard, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 1996.

Rob H G Turner
NOTARY PUBLIC

My Commission expires: 7-24-99.

50639/01

FILED
96 JUN 18 PM 3:31
REGISTER
DAVIDSON CO. TN.
IDENTIFICATION REFERENCE
0194146

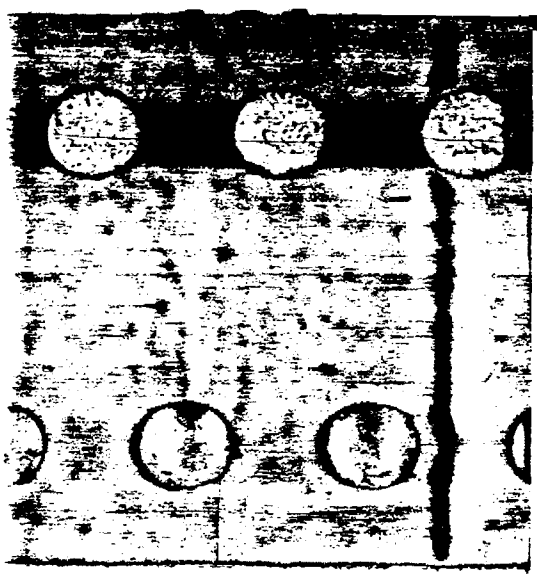
EXHIBIT "A"

Being Lot No. 135 on the Plan of Corinne Place, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the westerly side of Gladstone Avenue and extends back westerly between parallel lines with the northerly margin of Lot No. 136, which is the southerly line of said Lot No. 135, 165 feet to an alley.

Being the same property conveyed to Jimmie Beard by Deed from Donald K. Rowan and Phyllis R. Rowan of record in Book 8189, Page 450, said Register's Office. The said Jimmie Beard having since died and his Will of record in Williamson County Docket No. P-94-1377 having devised the subject property to Virgil H. Beard and Raymond Beard. Also being the same property conveyed to Virgil H. Beard and wife Paula P. Beard and Raymond Beard and wife Judy Ann Beard by Deed from Virgil H. Beard, Executor of the Estate of Jimmie Beard of record in Book 9852, Page 866.

3027 06/13 0101 03CHECK 90.70



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

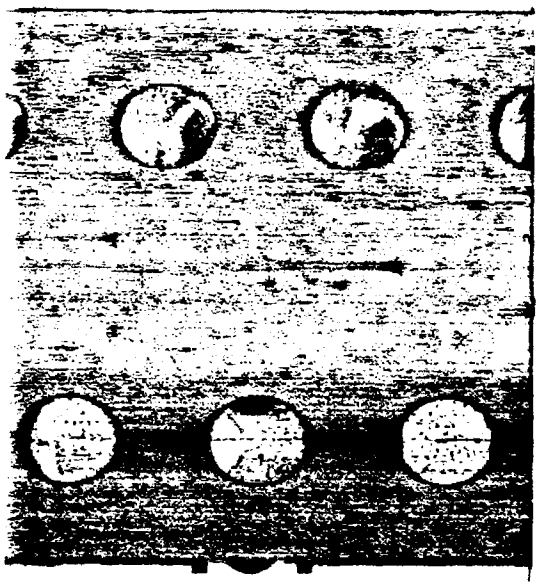
RECEIVED OF _____

FOR _____

BOOK 10090 PG 708

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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 12.00
TOTAL 90.70
CHECK 90.70

06/18/96 01 15:34 0001 5027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01941146
IDENTIF. ↑ REFERENCE

96 JUN 18 PM 3:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052829