STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,150.00

Charles W. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 96

Vickie Rogers
Notary Public

MY COMMISSION EXPIRES: 11-27-99

(AFFIX SEAL)

VICKIE ROGERS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Beard (NAME)	First Republic Mortgage (NAME)	MAP 32-9
4641 Indian Summer Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 129
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	10D-52105

FOR AND 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, WE, Dwight Pennington and wife, Evelyn J. Pennington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Beard and wife, Brenda G. Beard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 96 on the Plan of Quail Ridge, Section 3, of record in Plat Book 7900, page 160, Register's Office of Davidson County, Tennessee.

BEGINNING at a point on the eastern margin of Indian Summer Drive, said point being a common front corner with Lot No. 95 on said Plan; thence continuing in a northeasterly direction around a curve to the right with a radius of 249.99 feet a chord bearing of North 31° 4' 29" East, a distance of 84.39 feet to a point; thence continuing through said point and along the east margin of Indian Summer Drive North 59° 40' 49" a distance of 72.0 feet to a point, said point being a common front corner with Lot No. 97 on said plan; thence leaving Indian Summer Drive and running along the common boundary with said Lot No. 97, a distance of 165.18 feet to a point, said point being a common rear corner with Lots 96, 97 and 94; thence continuing in a southerly direction along the common rear boundary with said Lot 94 a distance of 112.10 feet to a point, said point being a common corner with Lots 94 and 95 on said Plan; thence running along the common boundary with said Lot 95, a distance of 135.98 feet to a point, said point being on the eastern margin of Indian Summer Drive and being point of beginning.

Being the same property conveyed to Dwight Pennington by deed from The Developers, A Joint Venture, by R. L. Eatherly, of record in Book 9768, Page 664, Register's Office for said County.
Evelyn J. Pennington, spouse of Dwight Pennington, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

unimproved ( )
This is improved (X) property, known as 4641 Indian Summer Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 2nd day of August, 19 96

Dwight Pennington

Evelyn J. Pennington

DCTN01W 12/88

BOOK 10155 PG 855

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 Dwight Pennington and wife, Evelyn J. Pennington

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 2nd day of August, 1996.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 at office at _____ on this the _____ day of _____ 19_____ .

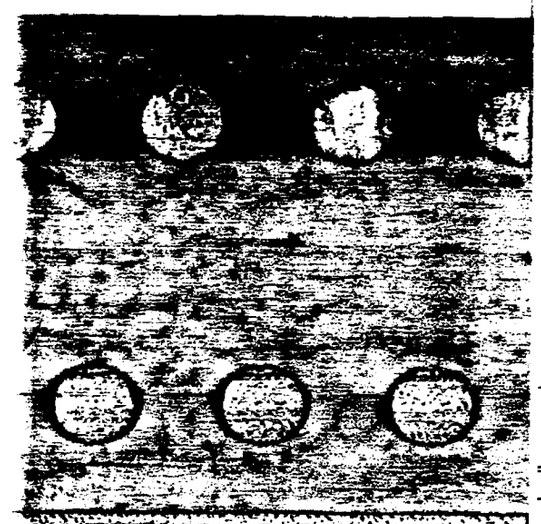
My commission expires _____

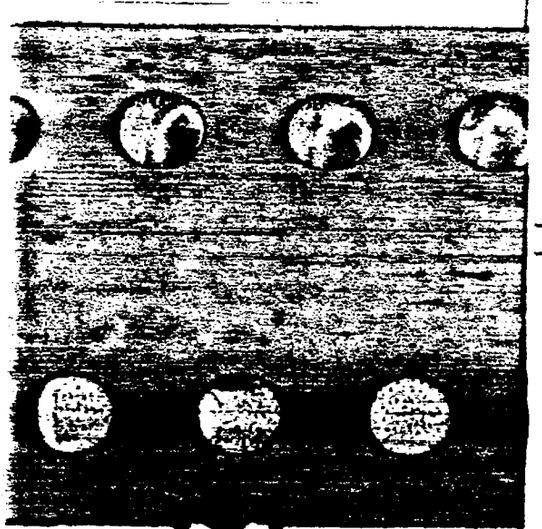
Notary Public

0214285
IDENTIF. ↑ REFERENCE

96 AUG 14 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6762 08/14 0101 03CHECK 464.66





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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 856

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 123150.00
				CON TX 455.66
				PRFEE 1.00
				WDEED 8.00
				TOTAL 464.66
				CHECK 464.66
08/14/96	01			09:03 0001 6762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 14285
IDENTIF. ↑ REFERENCE

96 AUG 14 AM 9:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019340