Seller: FRANK H. BEARD

Data ID: SJI0050

WARRANTY DEED

BOOK 10161 PG 525

ADDRESS NEW OWNER(S) AS FOLLOWS:

William O. Caldwell et ux
(Name)

1238 Carl Seyfert Drive
(Street Address or Route Number)

Brentwood, Tennessee 37027
(City) (State) (Zip)

SEND TAX BILL TO:

(Name)

SAME
(Street Address)

(City) (State) (Zip)

MAP PARCEL NUMBERS
145-14-49

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to FRANK H. BEARD AND WIFE, JANN C. BEARD (hereinafter referred to as Grantor, whether one or more) by William O. Caldwell and spouse, Virginia L. Caldwell

(hereinafter referred to as Grantee, whether one or more), Grantor has this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in DAVIDSON County, TENNESSEE, as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF GALAXY ESTATES, AS OF RECORD IN BOOK 4175, PAGE 77, IN THE REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO FRANK H. BEARD AND WIFE JANN C. BEARD BY DEED FROM ARTHUR MICHAEL WELLS, JR. UNMARRIED OF RECORD IN BOOK 8947, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; including memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

unimproved ( )
This is improved (X) property, known as 1238 CARL SEYFERT MEMORIAL DRIVE
(House Number) (Street) (P.O. Address)

BRENTWOOD
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of JULY, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frank H Beard
FRANK H. BEARD

Jann C Beard
JANN C. BEARD

Seller: FRANK H. BEARD

Data ID: SJI0050

BOOK 10161 PG 526

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever greater, for this transfer is $ 392,500.00

Subscribed and sworn to before me this the 15th day of August, 19 96.

(Affix Seal)

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Jeanne Bradshaw

My commission expires: My Commission Expires JULY 25, 1998

Deborah H Berrie

Notary Public

STATE OF }
COUNTY OF }

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

Subscribed and sworn to before me this the _____ day of _____, 19___.

(Affix Seal)

Affiant

My commission expires: _____

Notary Public

[NOTARY ACKNOWLEDGMENT]

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, Janet Rushing, a Notary Public in and for said County and State, FRANK H. BEARD, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte, NC, this 22 day of July, 1996.

Janet Rushing

Notary Public

Commission expires 3-22-98

JANET RUSHING NOTARY PUBLIC MECKLENBURG COUNTY NORTH CAROLINA

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, Janet Rushing, a Notary Public in and for said County and State, JANN C. BEARD, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte NC, this 22nd day of July, 1996

Janet Rushing

Notary Public

Commission expires 3-22-98

NOTARY PUBLIC MECKLENBURG COUNTY NORTH CAROLINA

in the Law of:

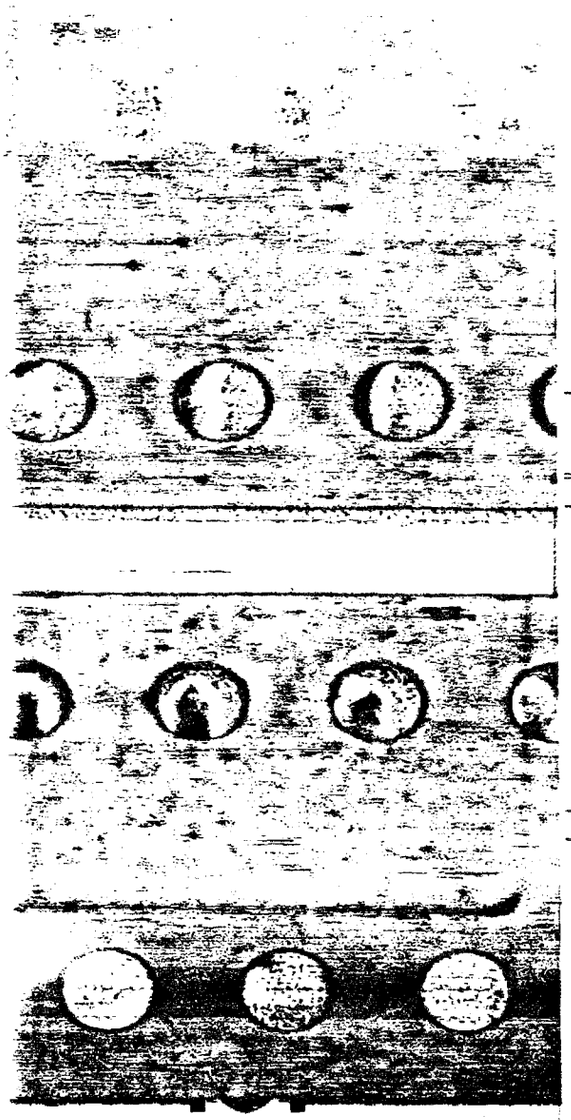
88 08/20 0101 03CHECK

96 AUG 20 AM 11:

FELIX Z. WILSON III
DAVIDSON COUNT

02162

IDENTIF. & REF



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

RECEIVED OF _____

FOR _____

BOOK 10161 PG 527

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 392500.00
				CON TX 1452.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1461.25
				CHECK 1461.25
08/20/96		01		11:10 0001 8843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216229
IDENTIF. & REFERENCE
96 AUG 20 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021402