FILE BOX 45

WARRANTY DEED

BOOK 10164 PG 562

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,500.00
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August 19 96

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES SEPT. 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Ray Beshears (NAME)	First Bank & Trust (NAME)	MAP 53-12
301 30th Street (ADDRESS)	1691 North Mt. Juliet Rd. (ADDRESS)	PARCEL 152
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

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, Richard A. Thomas and wife, Maria V. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Ray Beshears and wife, Brenda M. Beshears

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. 7 in Block 17 of the Dabbs and Elliott Subdivision, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot. No. 7 fronts 50 feet on the westerly side of 30th street and runs back between parallel lines 144 feet to a 10-foot alley, the southerly boundary line of said lot running along the northerly boundary line of Dabbs Avenue.

BEING the same property conveyed to Richard A. Thomas and wife, Maria V. Thomas by deed from Tommy A. Overstreet and wife, Flora G. Overstreet, of record in Book 9318, Page 721, Register's Office for said County.

IDENTIF. & REFERENCE 0217129

96 AUG 22 PM 12:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved ( ) property, known as 301 30th Street, Old Hickory, TN 37138
(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 15th day of August 19 96

Richard A. Thomas

Maria V. Thomas

Maria V. Thomas and Maria Victoria Thomas are one and the same person.

BOOK 11164 PG 563

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 Richard A. Thomas and wife, Maria V. Thomas

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 Nashville, Tennessee, this 15th day of August, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF

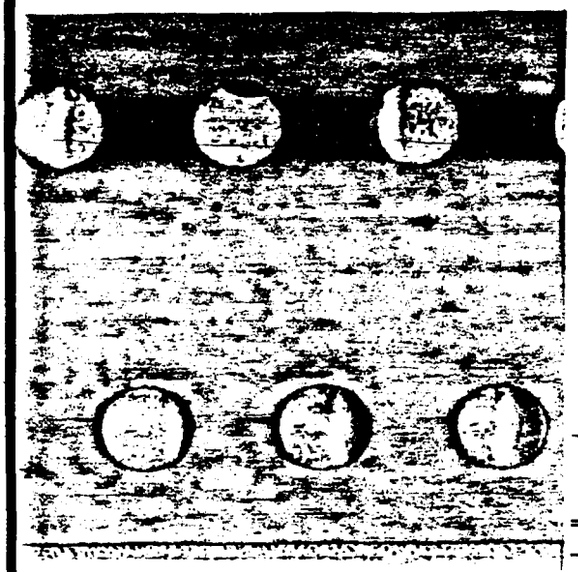
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

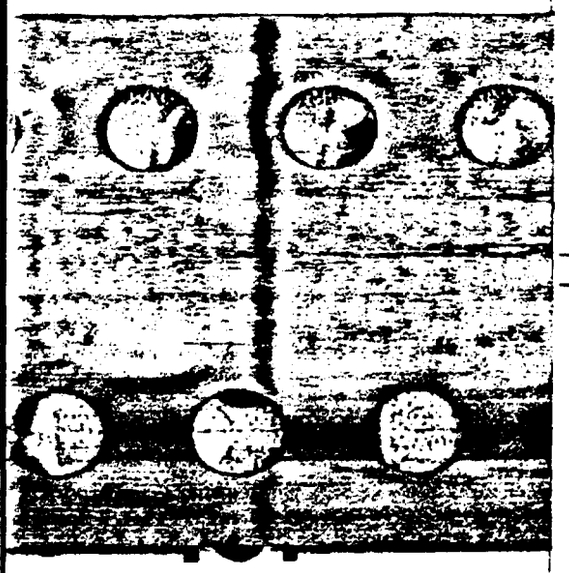
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

9786 08/22 0101 03CHECK 258.75





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

RECEIVED OF _____

FOR _____

BOOK 10164 PG 564

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 67500.00
				CON TX 249.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 258.75
				CHECK 258.75
			08/22/96 01	12:18 0001 9786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 AUG 22 P 12:15
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0217129

No.1022343