BOOK 10178 PG 371

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,503.93

/s/ Mary E. Beavers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96

LOVELLE J. EATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lovelle J. Eatherly
Notary Public

MY COMMISSION EXPIRES: ~~May 24, 1997~~ 11/22/97
(AFFIX SEAL)

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
Mary E. Beavers (NAME)	Union Planters Mortgage (NAME)	MAP 150
3203 Agatha Court (ADDRESS)	P. O. Box 3137 (ADDRESS)	GROUP 3
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (ZIP)	PARCEL 233

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, Jeffrey L. Black, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary E. Beavers, unmarried

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. 55B, Zone Lot Division Lots 55 thru 59, Chelsea of Priest Lake, Section One-B, of record in Book 6250, Page 426, amending Plat Book 6250, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffrey L. Black by deed from Eric Boehme and wife, Jill Schafer Boehme, of record in Book 9679, Page 120, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6298, Page 539, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Eric Boehme and wife, Jill Schafer Boehme, to Vaden Lackey, Jr., Trustee, for Fidelty Federal Savings & Loan Association of Tennessee, dated August 22, 1988, and filed for record in Book 7633, Page 935, Register's Office for said County, with an unpaid principal amount of approximately $ 60503.93, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 3203 Agatha Court, Antioch, TN 37013
(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 my hand this 30th day of August, 19 96

Jeffrey L. Black

Jeffrey L. Black

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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 Jeffrey L. Black, unmarried

the bargainor ____ with whom I am personally acquainted or proved 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 Nashville, Tennessee, this 30th day of August 19 96.

Commission expires MAY 24, 2000 11/22/97

Lovelle J. Eatherly
Notary Public

LOVELLE J. EATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, 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____.

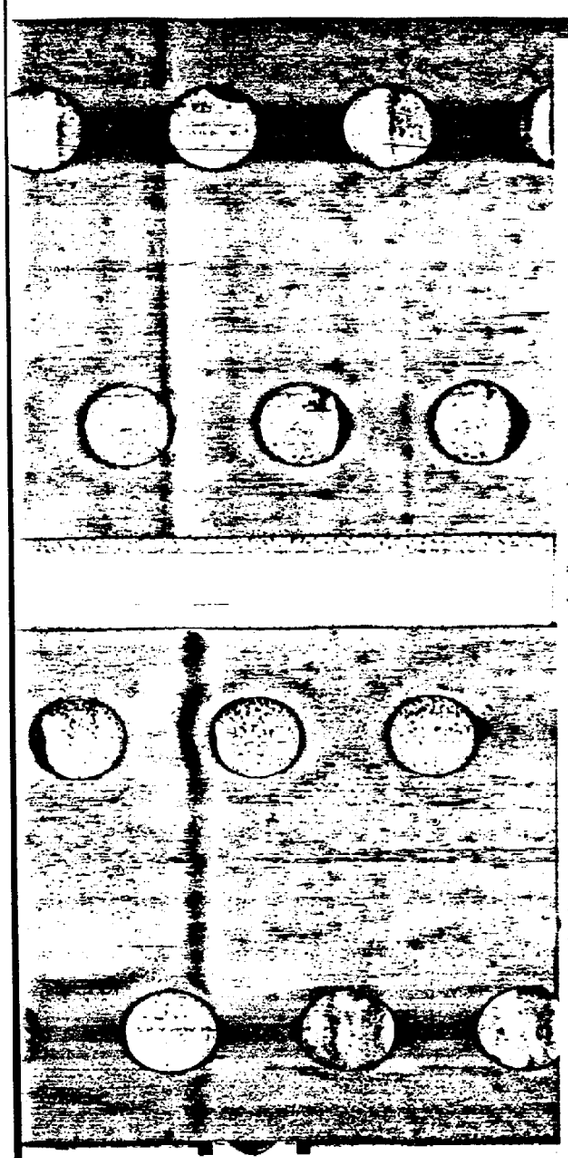
My commission expires ____

____
Notary Public

4228 09/04 0101 03CHECK 306.87

0221287
IDENTIFICATION REFERENCE

96 SEP -4 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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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 80503.93
CON TX 297.87
PRFEE 1.00
WDEED 8.00
TOTAL 306.87
CHECK 306.87

09/04/96 01 14:57 0001 4228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221287
IDENTIF. ↑ REFERENCE

96 SEP -4 PM 2:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026731