FILE BOX 45

WARRANTY DEED

BOOK 10216 PG 749

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Sonia Beaty
Affiant

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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(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
Sonia Beaty (NAME)	Southeastern Mortgage of (NAME)	MAP 136-14
709 Holder Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 153
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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, Kimberly Kay Harkreader and husband, Brian Harkreader

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sonia Beaty, 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 Zone Lot No. 70-A, Zone Lot Division, Lots Nos. 67-70, Harbor Gate, Section I, of record in Plat Book 6200, Page 331, amending Plat Book 5200, Page 712, 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 Kimberly Kay Harkreader (formerly Kimberly Kay Terwilliger) by deed from Michael W. Terwilliger and wife, Marcia Terwilliger, of record in Book 10216, Page 247, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6486, Page 436, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 709 Holder Drive, Nashville, TN 37217
(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 30th day of September, 19 96

Kimberly Kay Harkreader
Kimberly Kay Harkreader

Brian Harkreader

BOOK 10213 PG 750

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 Kimberly Kay Harkreader and husband, Brian Harkreader

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 30th day of September 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLS 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 _____

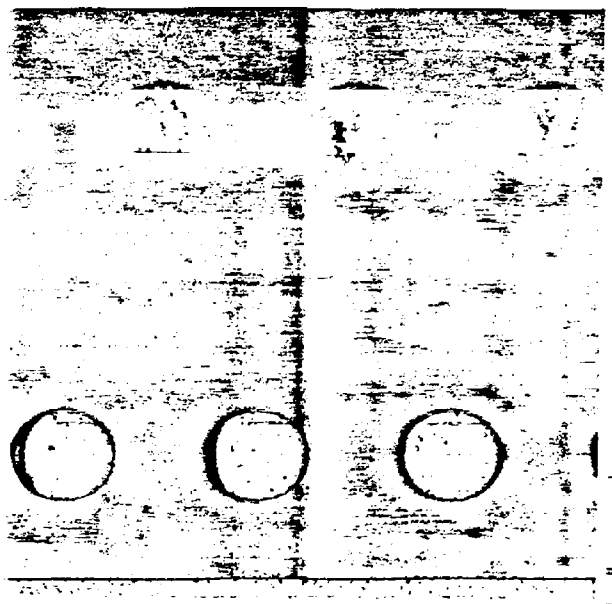
Notary Public

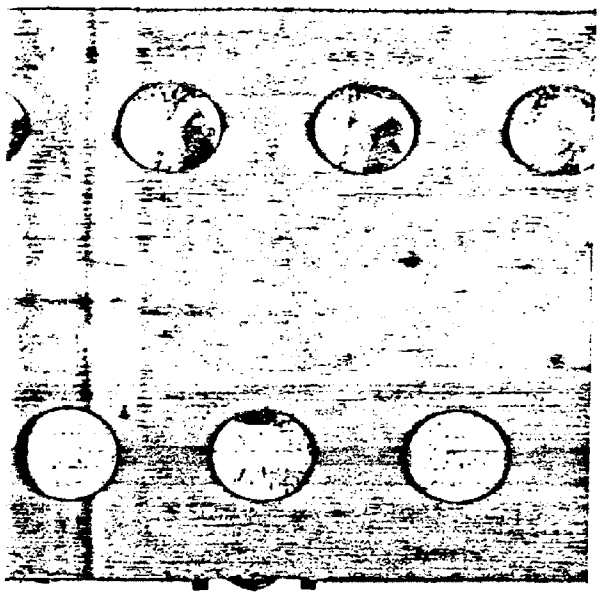
0233205
IDENTIF. & REFERENCE

96 OCT -4 PM 3:17

FELIX Z. HUDSON REGISTER
DAVIDSON COUNTY, TN.

5939 10/04 2101 03CHECK 230.63





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

RECEIVED OF _____

FOR _____

BOOK 10216 PG 751

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
			CHK	3990.00
			CON TX	221.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	230.63
			CHECK	230.63
10/04/96	01		15:20 0001	6918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233205
IDENTIF. & REFERENCE

96 OCT -4 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073991

No. [redacted]