WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILE BOX 45
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00
Victoria D. Beach
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 19 96
PATRICIA NICHOLS LARGE NOTARY PUBLIC DAVIDSON COUNTY
Notary Public
MY COMMISSION EXPIRES: 5/20/97
(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
Victoria D. Beach (NAME)	Security Financial and Mortgage (NAME)	MAP 52-7
631 Center Street (ADDRESS)	12444 Powerscourt Dr., Suite 140 (ADDRESS)	PARCEL 122
Madison, TN 37115 (CITY) (STATE) (ZIP)	St. Louis, MO 63131 (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, Clinton M. Hooper, a married person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria D. Beach, a married person,

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 LAND in Davidson County, Tennessee, being Lot No. 12-B zone lot division of Lots 10, 11, 12 of Homeacres, of record in Plat Book 6250, Page 866, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Julie-Ann Elisabeth Hooper and her father, Clinton M. Hooper by deed from Nevin H. Downs, MD., PC., of record in Book 9569, Page 451, Register's Office for said County. See also Quitclaim Deed to Clinton M. Hooper, of record in Book 10186, Page 493, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6250, Page 866, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of Record in book 10253, Page 696, said Registers Office.

unimproved ( )
This is improved (X) property, known as 631 Center Street, Madison, TN 37115
(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 31st day of October 19 96

Clinton M. Hooper

Clinton M. Hooper
by Billy Joe Sale, Jr. Attn in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

97 0101 03CHECK 210.65

STATE OF Tennessee
COUNTY OF Davidson

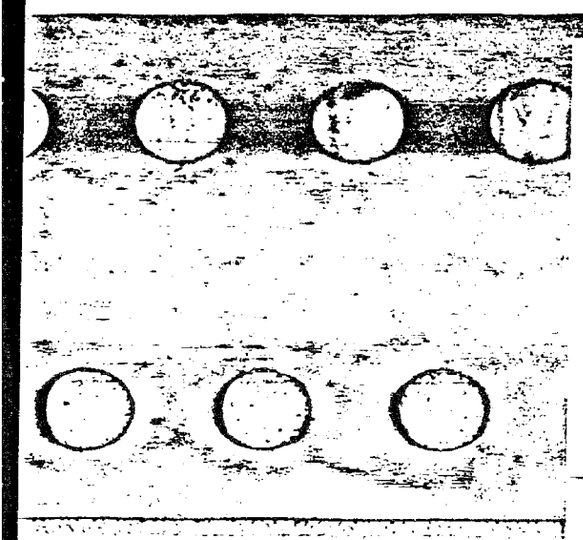
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Joey Seals, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Clinton M. Hooper as his Attorney in Fact as the free act and deed of the within named Clinton M. Hooper. Witness my hand and official seal at Nashville, Tennessee the 31st day of October, 1996.

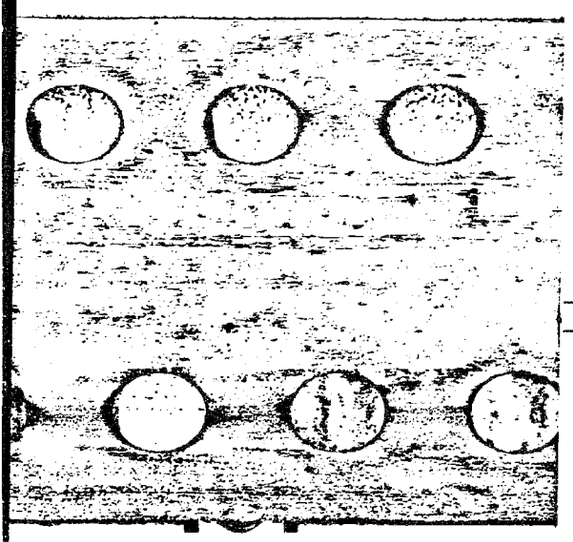
My Commission Expires: 5/20/97 Patricia Nicholls

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO., TENNESSEE

0244721
IDENTIF. A REFERENCE

96 NOV -7 PM 2:06
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10253 PG 699

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 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 8.00
TOTAL 210.65
CHECK 210.65

11/07/96 01 14:10 0001 9308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244721
IDENTIF. & REFERENCE

96 NOV -7 PM 2:06
REGISTER
DAVIDSON COUNTY, TN.

No. 1086226