This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10254 PG 647

ADDRESS NEW OWNER:
Robert J. Thomas
P. O. Box 150693
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 131-4
PARCEL 106
16DA-16421

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Charles H. Turner, Executor of the Estate of Pauline Beard hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert J. Thomas, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 4, Block 17, on the Plan of College Park, of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Frances Beard and Pauline Beard, both unmarried, by Deed from John W. Beasley and wife, Susie C. Beasley of record in Book 1907, Page 68, Register's Office for Davidson County, Tennessee. The said Frances Beard having predeceased Pauline Beard, who has since died. By Will of record in Will Book 209, Page 438, Probate Court for Davidson County, Tennessee, #96P1714, the property was bequethed to Birdie Beard Jones, Nell Beard Lovell, Charles H. Turner and Kirk Turner, Jr,, in equal shares, per sterpies.

This is the same description as in previous deed of record.

Taxes for 1996 have been pro-rated and paid.

The Executor joins in herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever, and executes this deed of conveyance pursuant to the power of sale cited in the Will of record in Will Book 209, Page 438, Probate Court for Davidson County, Tennessee.

This is improved property known as 1117 Belvidere Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert J. Thomas, unmarried, his heirs and assigns, forever; and I, Charles H. Turner, Executor of the Estate of Pauline Beard do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10254 PG 648

Witness my hand this the 7th day of November, 1996.

Estate of Pauline Beard

Charles H. Turner Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Charles H. Turner 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, and who further acknowledged that he is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 7th day of November, 1996.

Notary Public

My Commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 115,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of November, 1996.

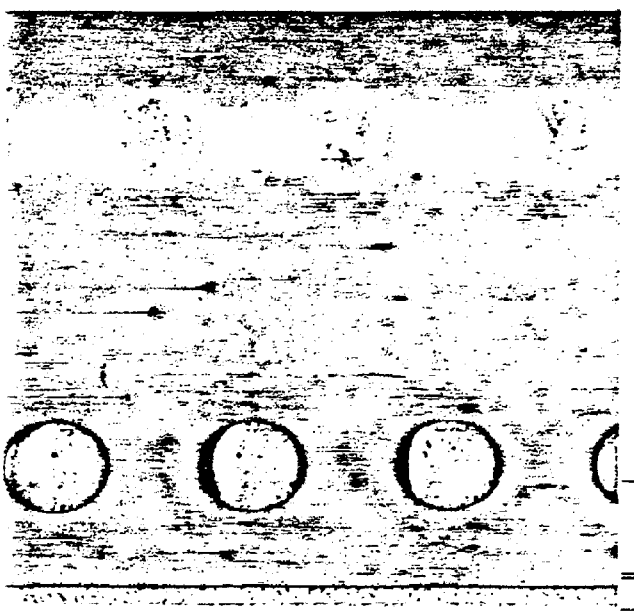
NOTARY PUBLIC
My Commission Expires: 3/22/97

02450 19
IDENTIF. ↑ REFERENCE

96 NOV -8 AM 10:12

[illegible] REGISTER
DAVIDSON COUNTY, TN.

9513 11/08 0101 03CHECK 434.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

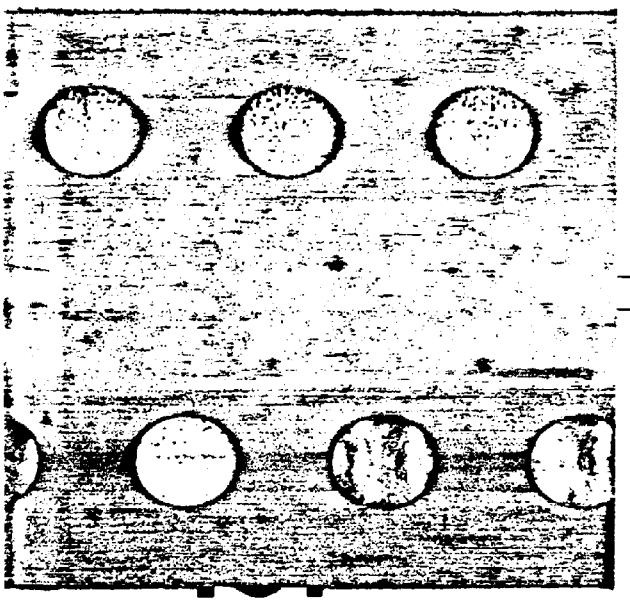
RECEIVED OF _____

FOR _____

BOOK 10254 PG 649

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	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	434.50
			CHECK	434.50
11/08/96	01		10:14 0001	9618



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245019
IDENTIF. ↑ REFERENCE

96 NOV -8 AM 10: 12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1086534