STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

William M Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Wall (NAME)	First Republic Mortgage (NAME)	MAP 39
6754 Old Hickory Blvd. (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 104
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Kathleen F. Beard and husband, David M. Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Wall and wife, Judith D. Wall

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:

BEGINNING at a point in the Southerly margin of Old Hickory Blvd., at the Northwest corner of Tract 2, Boundary Survey for Keith King Property Dated Feb. 1989, by M & K Surveying, being the Northeast corner of this Tract; thence with the westerly line of Tract 2 the following two calls, South 28 deg. 05' 34" East 709.66 feet; thence South 32 deg. 59' 37" East 204.61 feet to a planted stone; thence North 78 deg. 50' 47" West 562.38 feet to the Southwest corner of Tract 1 of the aforementioned boundary survey; thence with the westerly line of Tract 1 the following 9 calls North 13 deg. 52' 37" West 88.0 feet; North 77 deg. 03' 45" East 72.90 feet; North 00 deg. 48' 21" East 197.95 feet; North 6 deg. 19' 47" East 124.85 feet; North 16 deg. 19' 54" West 77.66 feet; North 44 deg. 20' 33" West 77.72 feet; North 49 deg. 42' 06" West 155.30 feet; North 40 deg. 50' 00" East 110.00 feet; North 47 deg. 20' 00" East 20 feet to the southerly margin of Old Hickory Blvd.; thence with the margin of Old Hickory Blvd., 135 feet to the point of beginning.

BEING the same property conveyed to Kathleen F. Beard and husband, David M. Beard by deed from Keith King and wife, Kathy King, of record in book 9753, page 687, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Ingress/Egress Easements of record in Book 6337, page 511, and Book 7441, pages 283 & 284, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6754 Old Hickory Blvd., Whites Creek, TN 37189
(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 26th day of November, 19 96

Kathleen F. Beard

David M. Beard

BOOK 10278 PG 747

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 Kathleen F. Beard and husband, David M. Beard

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 Goodlettsville Tennessee, this 26th day of November 19 96

Commission expires 11-27-99

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_____ .

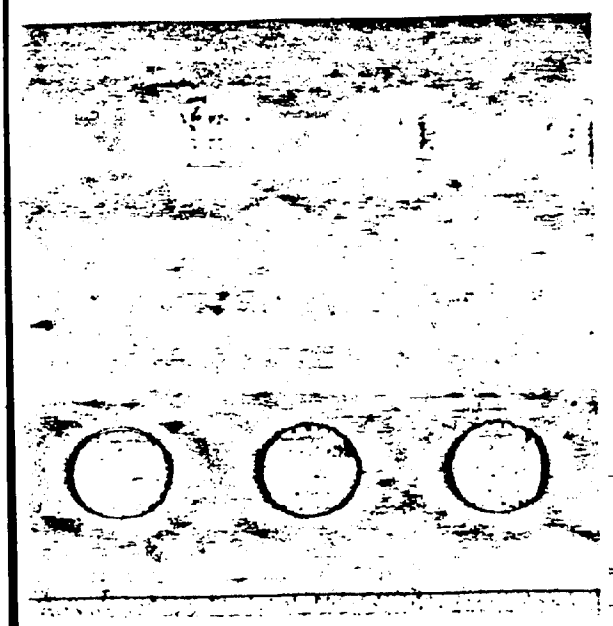
My commission expires _____

_____
Notary Public

025221 4
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 1:59
FELIX Z. ANDERSON JR. REGISTER
DAVIDSON COUNTY, TN.

1512 12/03 0101 03CHECK 545.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

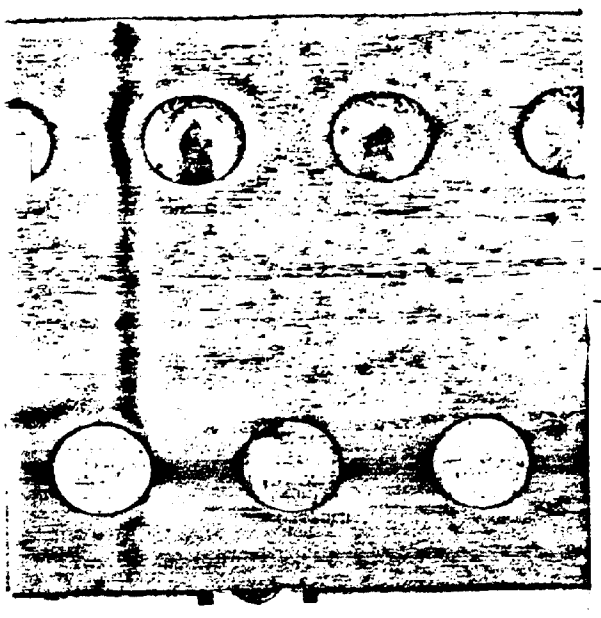
RECEIVED OF _____

FOR _____

BOOK 10278 PG 748

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

12/03/96 01 14:01 0001 1512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025221 4
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094182