After Recording Return To:
Title Enterprises Service Co..
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

BOOK 10284 PG 865

———SPACE ABOVE THIS LINE FOR RECORDING INFORMATION———

WARRANTY DEED

FOR AND IN CONSIDERA'. ION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LARRY D. LAY II and wife, PENNY S. LAY,** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **MARK S. BEASTER a married man,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in ~~Putnam~~ DAVIDSON County, State of Tennessee, and being described as follows, to-wit:

LDL P&K by Karen C. Neal attorney in fact

SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF

95 DEC -9 PM 12:26
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0254078

3587 12/09 0101 03CHECK 279.03

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 2nd day of December, 1996.

Larry D. Lay II by and through his lawful attorney in fact, Karen C. Neal
LARRY D. LAY II, by and through his lawful attorney in fact, KAREN C. NEAL

Penny S. Lay by and through his lawful attorney in fact, Karen C. Neal
PENNY S. LAY, by and through her lawful attorney in fact, KAREN C. NEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KAREN C. NEAL**, to me personally known (orproved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **LARRY D. LAY II and wife, PENNY S. LAY,** and who acknowledged the execution of same to be the free act and deed of the said **LARRY D. LAY II and wife, PENNY S. LAY.**
Witness my hand and official seal this 2nd day of December, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $71,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mark S Beaster
Affiant

Subscribed and sworn to before me this 2nd day of December, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises Service Co.
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: Map 181, Group 00, Parcel 089.00

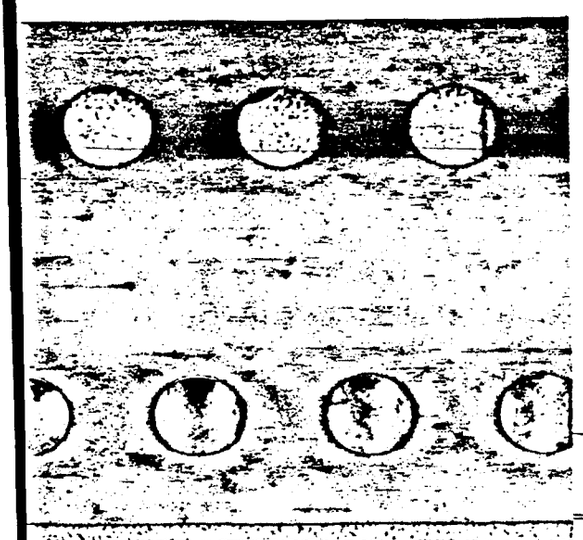
ADDRESS NEW OWNER:	SEND TAX BILLS TO:
MARK S. BEASTER 6456 HOLT ROAD NASHVILLE, TN 37211	MARK S. BEASTER 6456 HOLT ROAD NASHVILLE, TN 37211

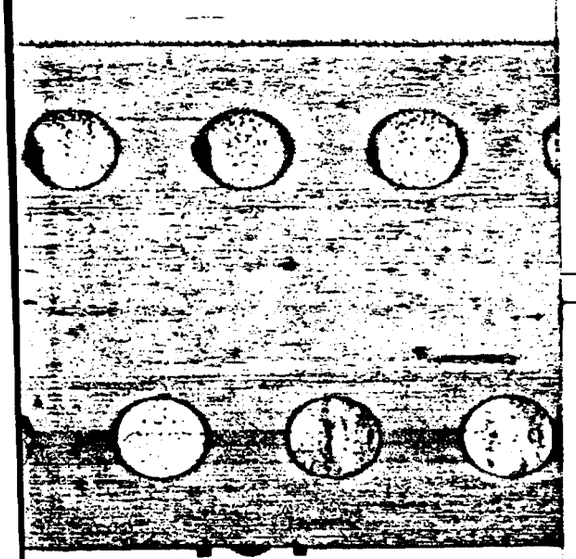
Exhibit "A"

Situated in the County of Davidson, State of Tennessee and is described as follows:

A tract of land lying in the Sixth Civil District of Davidson County, Tennessee, described according to a survey mad by Jesse E. Walker, dated June, 1986, License No. 1496, whose address is 492 Saddle Drive, Nashville, TN 37221, as follows: Beginning at a point at the intersection of the North margin of hold Road and the West margin of Nolensville Pike, also known as U.S. Highway 41A, thence along the north margin of Holt Road, 800 feet more or less in a westerly direction to an iron pin, said iron pin being the point of beginning herein; thence with the North margin of Holt Road, S. 89 degrees 56 minutes 52 seconds W., a distance of 352.05 fee to an iron pin, being the southwesterly corner of this tract and the southeasterly corner of the Charles L. White, et ux property of record in Book 6884, page 952, said Register's Office; thence in a northerly direction, N. 6 degrees 33 minutes 46 seconds W. 304.45 feet to an iron pin; thence N. 49 degrees 14 minutes 59 seconds E. 103.01 feet to an iron pin; thence S. 35 degrees 38 munutes 24 seconds E. 247.38 feet to an iron pin; thence S. 34 degrees 19 minutes 07 seconds E. 105.30 feet to an iron pin; thence S 30 degrees 44 minutes 26 seconds W. 15.84 feet; thence S. 59 degrees 15 minutes 34 seconds E. 131.02 feet to the point of beginning.

Being the same property conveyed to Larry D. Lay, II and wife, Penny S. Lay, by Warranty Deed from Daniel Patrick Sanders, dated May 22, 1995, recorded May 26, 1995, in Book 9682, page 897, Register's Office of Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10284 PG 868

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 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 12.00
TOTAL 279.03
CHECK 279.03

12/09/96 01 12:28 0001 3587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254078
IDENTIF. # REFERENCE

96 DEC -9 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1096227