BOOK 10313 PG 942

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Maria L. Urtubees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1996

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES October 7, 1998
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mari D. Beerman	New Owner	4D 35665
(NAME) 3528 Hoggett Ford Road	(NAME)	44-11-10
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Robert H. Vaughan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mari D. Beerman, unmarried and, Maria L. Urtubees, 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:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

0262388
IDENTIF. A REFERENCE

97 JAN -8 AM 8:36
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

This is improved XX unimproved property, known as The Rhodes Building (House Number) (Street) Old Hickory, TN 37138 (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 31st day of December, 1996

Robert H. Vaughan

STATE OF TENNESSEE
County of Sumner
Personally appeared before me,
Robert H. Vaughan, unmarried
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December , 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ 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 day of 19

Commission expires

Notary Public

BOOK 10313 PG 944

EXHIBIT "A" LEGAL DESCRIPTION

Land lying in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded survey and plat prepared by W. W. Turner Company, Engineers, of Nashville, Tennessee, said plat being dated November 12, 1951, more particularly described as follows: STARTING with a concrete monument at the east end of the return at the northeast corner of the intersection of the Old Hickory Boulevard and Donelson Avenue, and running thence around a curve to the right, said curve having a radius of 75 feet, for a distance of 70.2 feet to an iron pin at the northwest end of the return and running thence N 35 degrees 33' W along the easterly margin of Old Hickory Boulevard a distance of 180.5 feet to an iron pin located in the southwest corner of the tract herein described, and being the beginning point and running thence the following courses and distances: Continuing along the easterly margin of Old Hickory Boulevard N 35 degrees 33' W 92 feet to a point, being the southwest corner of the property conveyed to Raymond M. Behel and wife, by deed of record in Book 3158, Page 586, Register's Office for said County; thence N 54 degrees 27' E 130 feet to a point, being the southeast corner of said Behel property; thence S 35 degrees 33' E 92 feet to an iron pin; thence S 54 degrees 27' W 130 feet to an iron pin and the point of beginning.

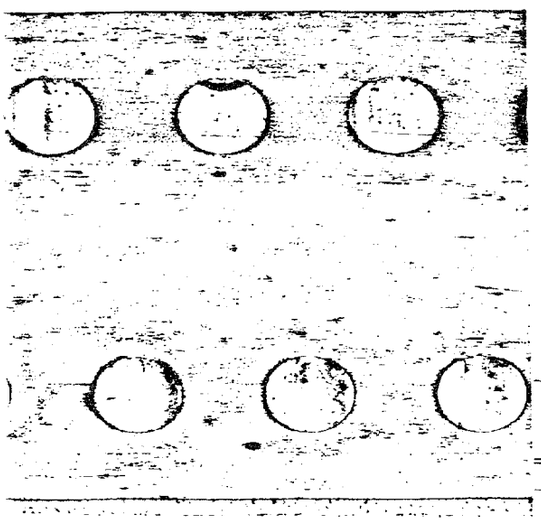
Being the same property conveyed to Robert H. Vaughan by deed of record in Book 6675, Page 628, and Book 9549, Page 183, Register's Office for Davidson County, Tennessee.

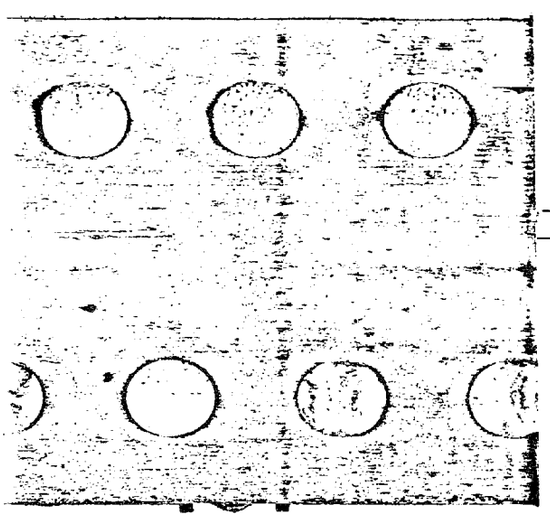
This conveyance is made subject to an easement of record in Book 626, Page 556, said Register's Office, Easements for right-of-ways for telephone lines of record in Book 662, Page 743, said Register's Office, special utility easement for electric and/or telephone lines and cables across front of premises, as shown on the plan of record in Bock 1835, Page 88, and refereed to in the notes on said plan, which is reserved and rights with reference thereto are fixed in deed of record in Book 2033, Page 276, said Register's Office, and to restrictive covenants contained in deed of record in Book 2033, Page 276, as modified by instrument of record in Book 2447, Page 151, said Register's Office.

Robert H. Vaughan

RECEIVED

2938 01/08 0101 03CHECK 845.50





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

RECEIVED OF _____

FOR _____

BOOK 10313 PG 945

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	225000.00
			CON TX	832.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	845.50
			CHECK	845.50
01/08/97	01		08:35 0001	2938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262388 IDENTIF. & REFERENCE

97 JAN -8 AM 8:36

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1105467