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[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	]MAP-PARCEL NOS.]
[Travis E. Beasley	[NEW OWNER	]]
[112 Woodmont Blvd.	[	]Map 103-08-0]
[Nashville, TN 37205	[	]Parcel 059.00]

[This instrument prepared by: Robert J. Notestine III, Attorney]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Ruth K. Watts, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Travis E. Beasley, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land lying and being located in Davidson County,Tennessee, particularly described as follows:

Tract 1: **Being Lot No. 2 on the Plan showing Subdivision of Lot No. 346 in the Richland Realty Company's Subdivision of Westlawn, of record in Book 547, page 21, Register's Office for said County, as follows:**

Said Lot No. 2 fronts 50 feet on the southerly side of Minnesota Avenue or Murphy Road and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to C.E. Francis and wife, Fannie J. Francis from Agnes E. Allen by Warranty Deed in Book 3994, page 406, in said Register's Office for Davidson County, Tennessee.

Tract 2: **Being Lot No. 3 on the Plan showing subdivision of Lot No. 346, in Richland Realty Company's Subdivision of West Lawn, as of record in Book 547, page 21, Register's Office for said County.**

Said Lot No. 3 fronts 50 feet on the southerly side of Minnesora Avenue or the Murphy Road, and runs back between parallel lines, 150 feet to a dead line.

Being the same real property conveyed to C. E. Francis and wife, Fannie J. Francis from Julius B. Parman and wife, Nellie L. Parman by Warranty Deed in Book 2879, page 285, in said Register's Office for Davidson County, Tennessee.

The said C. E. Francis predeceased Fannie J. Francis, the sole surviving tenant by the entirety. The said Fannie J. Francis has since died and her last will and testament was filed for probate on June 23, 1980 in the Probate Court for Davidson County, Tennessee. The property conveyed herein passed at the death of Fannie J. Francis, pursuant to her last will and testament to her nephew, John H. Watts, Jr. The said John H. Watts, Jr. has since died and upon his death, title was vested in Ruth K. Watts as the sole surviving tenant by the entirety. Last Will and Testament of John

H. Watts, Jr.is of record in Maury County as #P-060-95. This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 4403 and 4405 Murphy Road, Nashville, Tennessee 37209.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[The actual consideration or value, whichever is greater for]
[this transfer is $170,000.00. _____]
[Affiant]
[Subscribed and sworn to before me this 6th day of March 1997.]
[_____]
[Notary Public]
[My Commission Expires _____]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of March, 1997.

_____
Ruth K. Watts

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STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 6th day of March, 1997, before me personally appeared Ruth K. Watts, to me known to be the person who executed the foregoing instrument, and who acknowledged that she executed the same as the free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-97

3988 03/07 0101 03CHECK 642.00

02801 05

IDENTI... ...RDE

97 MAR -7 PM 2:37

...DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10373 PG 174

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
170000.00
CON TX 629.00
PRFEE 1.00
WDEED 12.00
TOTAL 642.00
CHECK 642.00

03/07/97 01 14:40 0001 3988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280105

IDENTIFICATION

97 MAR -7 PM 2:37

REGISTER

DAVIDSON COUNTY, TN

No. 1124363