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THIS INSTRUMENT IS NOT FOR PUBLICATION

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED BOOK 10421 PG 96

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTOR THOMAS FORTE, IV and wife, ANDREA H. FORTE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Kevin A. Beitter and wife, Krista Beitter hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Phase 1, Southampton, of record in Book 5200, page 464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Victor Thomas Forte, IV and wife, Andra H. Forte by deed from James H. Hicks and wife, Rebecca O. Hicks of record in Book 9310, page 767, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions of record in Book 5971, page 839; Restrictions filed in Book 6355, pagae 517, and all matters as shown on the recorded plat.

This is improved property known as: **1100 Blythe Court, East, Nashville, TN 37221**

TO HAVE AND TO HOLD the same 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 and 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 hands this 10th day of April, 1997

Victor Thomas Forte, IV

Andrea H. Forte

Andrea H. Forte

STATE OF ~~NORTH CAROLINA~~ TENNESSEE

COUNTY OF DAVIDSON

On this 10 day of APRIL, 1997, before me personally appeared Victor Thomas Forte, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAR. 25, 2000

STATE OF ~~NORTH CAROLINA~~ TENNESSEE

COUNTY OF DAVIDSON

On this 10 day of APRIL, 1997, before me personally appeared Andrea H. Forte, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAR. 25, 2000

* *

STATE OF TENNESSEE

COUNTY OF Davidosn

The actual consideration or value, whichever is greater, for this transfer is $ 126,000.00.

Affiant

Subscribed and sworn to before me this 14th day of April, 1997.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 23, 2000

* *

ADDRESS NEW OWNER(S):
Kevin A. Beitter
1100 Blythe Court, East
Nashville, TN 37221

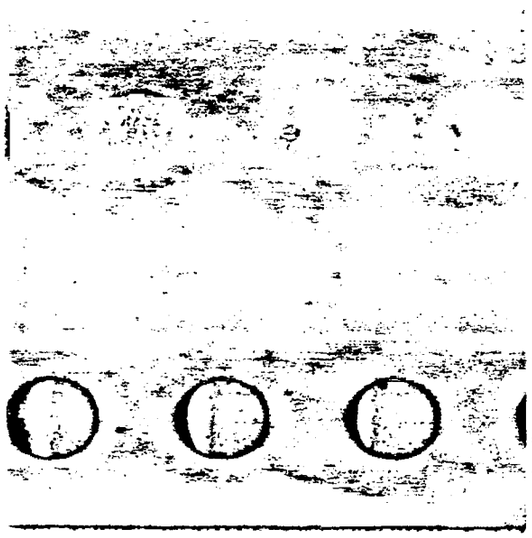
SEND TAX BILL TO:
Chase Manhattan Mortgage Corporation
P. O. Box 78509
Phoenix, AZ 85062-8509

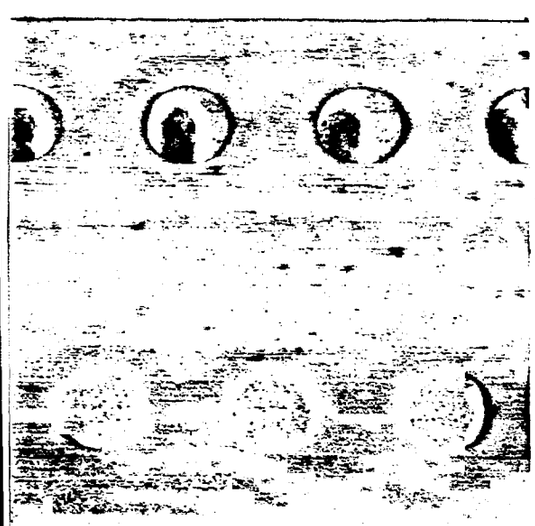
MAP-PARCEL:
Map: 141-12
Group: B
Parcel: 12

04/18 0101 03CHECK 475.20

97 APR 18 AM 9:03
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0295640





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

RECEIVED OF _____

FOR _____

BOOK 10421 PG 98

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 126000.00	
			CON TX 466.20	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 475.20	
			CHECK 475.20	
04/18/97	01	09:03 0001	0849	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295640
IDENTIF. # REFERENCE

97 APR 18 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1140994