WARRANTY DEED

BOOK 10439 PG 284

File No: 00282895

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael T. Ipsen	Chase Manhattan Mtg Corp	Map 132-16
[NAME]	[NAME]	
4733 Timberhill Drive	POB 11740	Parcel 19
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville TN 37211	Monroe LA 71211-1740	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Edward George Beers, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Michael T. Ipsen and wife, Marilyn E. Ipsen

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

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

6312 05/02 0101 03CHECK 394.10

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 103,000.00

Subscribed and sworn to before me, this the 30TH day of APRIL, 19 97

Affiant

My Commission Expires 11/16/97 [Affix Seal]

Notary Public Linda V. Jones

Unimproved ( )

This is improved (X) property known as 4733 Timberhill Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30TH day of APRIL, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward George Beers

Edward George Beers

by: Michael Devine, Attorney-in-Fact

STATE OF TENNESSEE

BK/PG 10433:285

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Devine, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Edward George Beers and who acknowledged that he executed the same as the free act and deed of said Edward George Beers.

Witness my hand, at Nashville, Tennessee, this 30th day of April, 1997.

Notary Public: Linda V. Jones

My commission expires: 11-10-97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

97 MAY -2 AM 10:34

REGISTER'S OFFICE
WILLIAMSON COUNTY, TN.

0300608

IDENTIFICATION REFERENCE

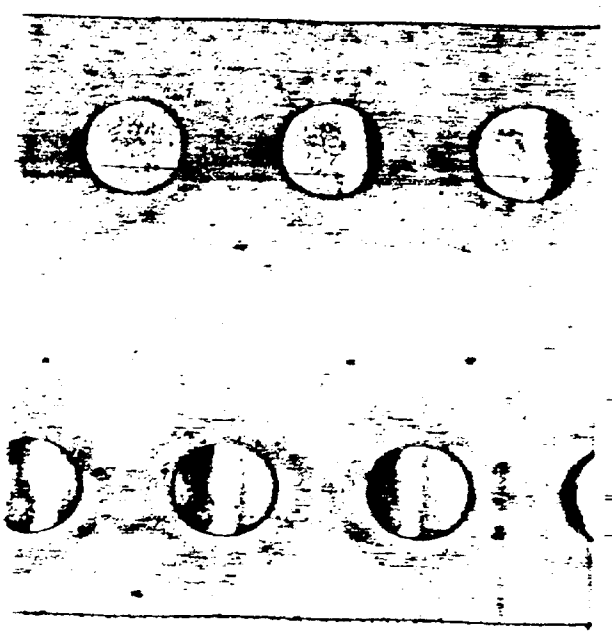
EXHIBIT "A"

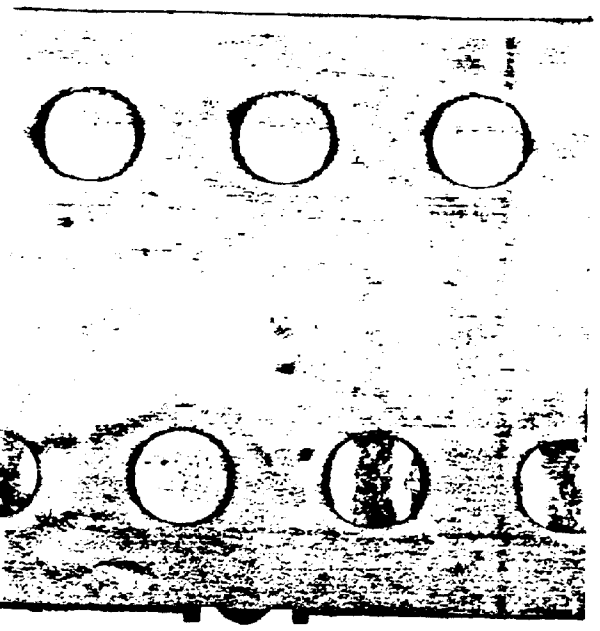
Land in Davidson County, Tennessee, being Lot No. 794 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 794 fronts 91 feet on the westerly side of Timberhill Drive and extends back 195.5 feet on the southerly line and 177.25 feet on the northerly line to a line in the rear on which it measures 71.27 feet.

Being the same property conveyed to Edward George Beers, unmarried, by Warranty Deed from Lavena J. Cobe, unmarried, of record in Book 9474, page 797, Register's Office for Davidson County, Tennessee.

EGB by DMC





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

RECEIVED OF _____

FOR _____

BOOK 10433 PG 287

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 103000.00
CON TX 381.10
PRFEE 1.00
WDEED 12.00
TOTAL 394.10
CHECK 394.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/97 01 10:40 0001 6312

0300608
IDENTIF. ↑ REFERENCE

97 MAY -2 AM 10:34
REGISTER
DAVIDSON COUNTY, TN.

No.1146391