Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Rebecca M. Beitler
Affiant

Subscribed and sworn to before me, this ____ day of May, 1997.

Notary Public
My commission expires _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Rebecca M. Beitler 109 Burgandy Hill Court Nashville, TN 37211	Same	172-12-0-A/49.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Peter J. Harper and wife, Leslie Ann Harper, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Rebecca M. Beitler, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 60 on the Plan of Section One, Bradford Hills, of record in Book 7900, page 6 and amended in Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Peter J. Harper and wife, Leslie Ann Harper by deed from Carole E. Milom, an unmarried person, of record in Book 9711, page 421, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 1997 taxes which are current due and payable and subsequent years, which are not yet due and payable.
2) All matters appearing on the Plan of Section One, Bradford Hills of record in Plat Book 7900, page 6 and as amended in Plat Book 7900, pages 110-112.
3) Declaration of covenants, conditions and restrictions of record in Book 8069, page 170.
4) By- Laws of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, page 531.
5) Charter of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, page 520.
6) Subject to sewer and drainage easements of record in Book 8377, page 808 and Book 8377, page 769.
7) Subject to Deeds of Conveyance in Book 9779, page 672; and Book 8154, page 304.
8) Record Release of Deed of Trust given to Linda S. Harris, Trustee, to secure to The Huntington Mortgage Company, an Ohio corporation, in the amount of $94,400.00 of record in Book 9711, page 424, dated June 23, 1995 and re-recorded in Book 9790, page 301, dated September 11, 1995.

This property is improved property known as 109 Burgandy Hill Court, Nashville, Tennessee 37211.

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 16 day of May, 1997.

Peter J. Harper

Leslie Ann Harper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter J. Harper and wife, Leslie Ann Harper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of May, 1997.

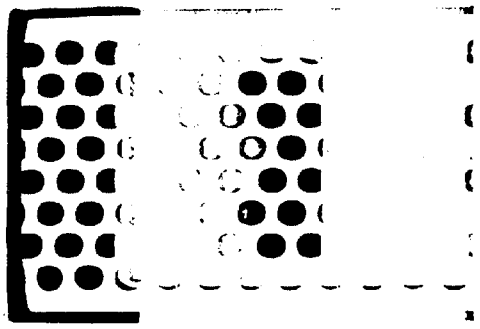
Notary Public

VALERIE D. WRIGHT
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TENN

My Commission expires: 3/3/99

0307433
IDENTIFICATION

97 MAY 22 AM 9:59



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10462 PG 717

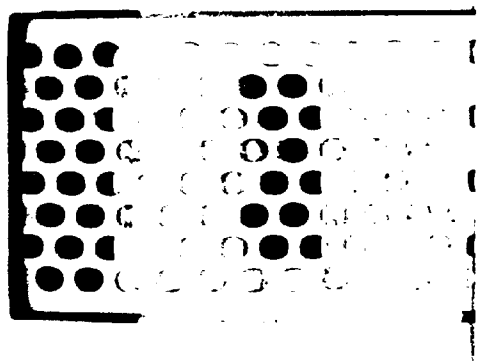
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 133000.00
CON TX 492.10
PRFEE 1.00
WDEED 8.00
TOTAL 501.10
CHECK 501.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/97 01 10:03 0001 3794



03074 33

IDENTIF. ↑ REFERENCE

97 MAY 22 AM 9:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1153792