THIS INSTRUMENT PREPARED BY:

Jones & Shockley
1319 Fifth Avenue North
Nashville, TN 37208

ADDRESS OF NEW OWNER(S):	**SEND TAX BILL TO:**	**MAP & PARCEL NO:**
Benjamin F. Bean **Irene W. Bean** **1420 Oakland Acres Dr.** **Madison, TN 37115**	**Same**	**Map 51-11** **Parcel 91**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One Hundred Fifty Three Thousand Dollars ($153,000.00).

Byron F Bean
Affiant

Subscribed to and sworn before me this 6th day of June, 1997.

My Commission Expires:
My Commission Expires SEPT. 27, 1997

Notary Public

WARRANTY DEED

THIS DEED, made this the 6th day of June, 1997, between Nora J. James, unmarried and Benjamin F. Bean and wife, Irene W. Bean.

WITNESSETH: FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, to me in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Nora J. James, the Grantor herein, her successors, heirs and assigns, have this day bargained and sold, and do hereby transfer and convey to Benjamin F. Bean and wife, Irene W. Bean, the Grantees herein, their successors, heirs and assigns with covenant of general warranty of title, the following described real property:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Oakland Acres, Section Eleven, as of record in Book 3700, page 26, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nora J. James by Deed from Nola B. Simmons, unmarried of record in Book 9240, page 772, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantees their (successors), heirs and assigns forever. We covenant that they are lawfully seized and possessed of said 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.

This conveyance is made subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property insofar as same are presently binding thereon.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 6th day of June, 1997.

NORA J. JAMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Susan Short Jones, a Notary Public in and for said County and State, Nora J. James, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

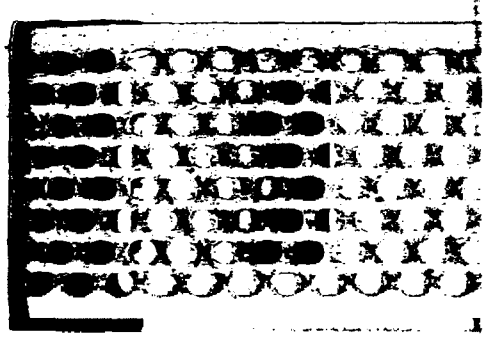
Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 1997.

Notary Public

My Commission Expires: My Commission Expires SEPT. 27, 1997

0315165
IDENTIF. & REFERENCE
97 JUN 12 AM 8:44
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2205 06/12 0101 03CHECK 575.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10490 PG 37

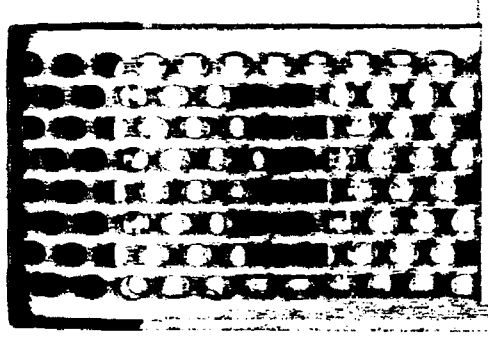
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
TOTAL 575.10
CHECK 575.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/97 01 08:43 0001 2205



03151 65

IDENTIF. ← REFERENCE

97 JUN 12 AM 8:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1162105