BOOK 10571 PG 172

STATE OF TENNESSEE 7356-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Anne Elizabeth Calton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 97

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Andrew Calton	Standard Federal Bank, A Federal Savings Bank	
(NAME)	(NAME)	
641 Oakley Drive	2600 W. Big Beaver Road	146-15-59
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37220	Troy, Michigan 48084	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Charles M. Beachboard and Claire Wilson Beachboard, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Andrew Calton and Anne Elizabeth Calton, husband and wife

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Haileywood Estates, Section VI, as of record in Plat Book 2331, Page 158, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Charles M. Beachboard and Claire Wilson Beachboard, husband and wife by deed from Scott K. Bancroft and wife, Carrie A. Bancroft, filed of record in Book 8954, page 924, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 641 Oakley Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said 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, 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 their hands this 30th day of July, 19 97.

Charles M Beachboard
Charles M. Beachboard

Claire Wilson Beachboard
Claire Wilson Beachboard

BOOK 10571 PG 173

7356-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Charles M. Beachboard and Claire Wilson Beachboard, husband and wife the bargainors, 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 Nashville, Tennessee, this 30th day of July, 19 97.

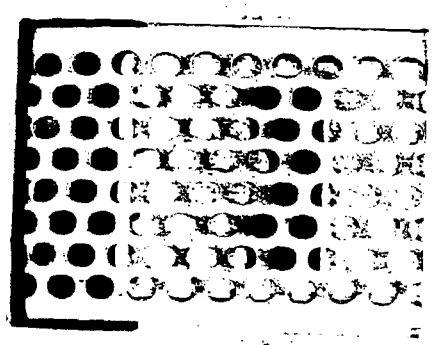
My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

0338207
IDENTIF. ↑ REFERENCE

97 AUG 18 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7556 08/18 0101 03CHECK 462.60



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

RECEIVED OF _____

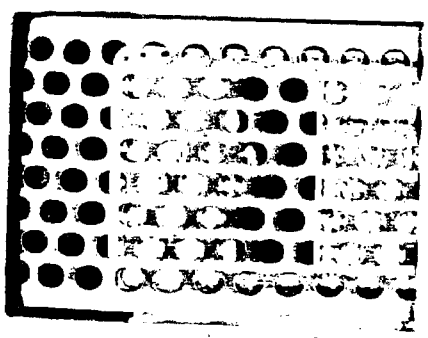
FOR _____

BOOK 10571 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
			CHRT	
				128000.00
			CON TX	473.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	482.60
			CHECK	482.60
08/18/97	01	12:35	0001	7556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0338207
IDENTIF. ↑ REFERENCE

97 AUG 18 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1187117