FILE BOX 45

WARRANTY DEED

BOOK 10701 PG 849

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 19 97

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane A. Bean (NAME)	Southeastern Mortgage of (NAME)	MAP 59-13
3905 Tucker Road (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 81
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND 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, Francis D. Cantrell, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shane A. Bean, unmarried

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:

BEING Lot No. 57, on the plan of Treppard Heights Subdivision, of record in Book 2663, Page 64 and 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot No. 57 fronts 100 feet on the southwesterly side of Tucker Road and extends back 168 feet on the southeasterly line and 416 feet on the northwesterly line to a broken line in the rear measuring 311.1 feet thereon.

BEING the same property conveyed to Francis D. Cantrell and wife, Pauline Cantrell by deed from William C. Greer, Jr. and Henry Earl Hawkins, d/b/a G and H Company, of record in Book 2882, Page 555, Register's Office for said County. The said Pauline Cantrell now deceased.

unimproved ( )
This is improved (X) property, known as 3905 Tucker Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25th day of November, 19 97

Francis D. Cantrell

Francis D. Cantrell

BOOK 10701 PG 850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis D. Cantrell, a widower

the 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 25th day of November, 1997.

Commission expires March 24, 2001

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

0374754

IDENTIFICATION REFERENCE

97 DEC -1 PM 2:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5254 12/01 0101 03CHECK 236.5[illegible]

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10701 PG 851

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 1500.00
CON TX 227.55
PRFEE 1.00
WDEED 8.00
TOTAL 236.55
CHECK 236.55

12/01/97 01 14:53 0103 5254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0374754

IDENTIFICATION

97 DEC -1 PM 2:20

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1226088