This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 10871 PG 356

ADDRESS NEW OWNER:
Keith E. Beasley
905 Freywood Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Union Planters Bank, National Association
P.O. Box 3137
Memphis, TN 38173-0137

MAP **51**
GROUP **3**
PARCEL **105**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B. Morgan and wife, Julie R. Morgan** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Keith E. Beasley and wife, Vickie A. Beasley**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 79 on the Map of Section Two, Pleasant Acres, of record in Book 2133, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Michael B. Morgan and wife, Julie R. Morgan by deed from James E. Melton and wife, Dorothy L. Melton dated March 22, 1994, of record in Book 9288, page 761, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 905 Freywood Drive, Madison, Tennessee 37115.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 51, Group 3, Parcel 105. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 2204, page 47, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2133, page 75, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 40 foot minimum building setback line from 905 Freywood Drive; health department rules and regulations; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 30th day of March, 1998.

Michael B. Morgan

Julie R. Morgan

042232
IDENTIF. & REFERENCE
98 APR -3 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael B. Morgan and wife, Julie R. Morgan**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

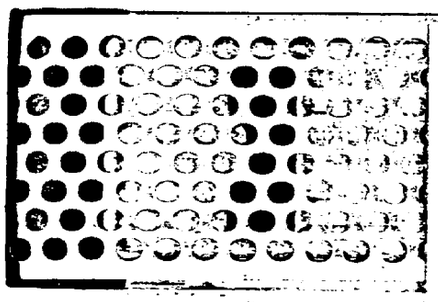
The actual value or consideration, whichever is greater, for this transfer is $93,000.00.

Keith E. Beasley
AFFIANT

Subscribed and sworn to before me on this 30th day of March, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

5436 04/03 0101 03CHECK 357.10



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

RECEIVED OF _____

FOR _____

BOOK 10871 PG 359

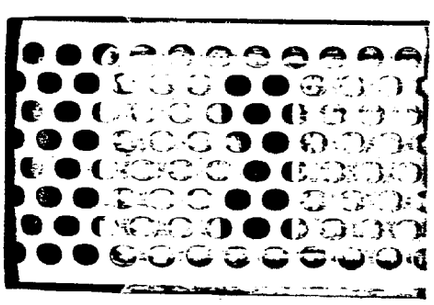
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	93000.00
CON TX	344.10
PRFEE	1.00
WDEED	12.00
TOTAL	357.10
CHECK	357.10

04/03/98 01 12:39 0001 5436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0421232
IDENTIF. # REFERENCE
98 APR -3 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275685