BOOK 10879 PG 278 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,280.79

George Beebe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 19 98

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
George Beebe (NAME)	Colonial Mortgage Company (NAME)	MAP 75-8-0-A
4950 Newport Hwy. (ADDRESS)	P.O. Box 5628 (ADDRESS)	PARCEL 36CO
Greeneville, TN 37743 (CITY) (STATE) (ZIP)	Montgomery, AL 36103-5628 (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, Richard Rury and wife, Traci Rury

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Beebe and wife, Debra Beebe

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 UNIT 138 on the Plan of Condominium of Brooke Castle, a Planned Unit Development, of record in Plat Book 6250, page 627, amended in Book 6680, page 905, re-recorded in Book 6727, page 762, and surveyor's certificate in Book 6919, page 571, said Register's Office, to which reference is here made for a more complete description, together which appurtenant interest in the common elements of Brooke Castle Condominiums Homeowners Association, a horizontal property regime, established by Master Deed and By-Laws of record in Book 6519, page 747, said Register's Office.

BEING the same property conveyed to Richard Rury and wife, Traci Rury by deed from Jack E. Hays and wife, Judy G. Hays, of record in Book 10328, Page 841, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Edward W. Jones and Shelly J. Coldren, to Michael L. Padalino, Trustee, for AmSouth Mortgage Company, Inc., dated April 23, 1986, and filed for record in Book 6838, Page 589, Register's Office for said County, with an unpaid principal amount of approximately $ 40,780.79, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 138 Brooke Castle Drive, Hermitage, TN 37076
(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 our hand s this 6th day of April 19 98

Richard Rury

Traci Rury

BOOK 10879 PG 279

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 Richard Rury and wife, Traci Rury

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 Nashville, Tennessee, this 6th day of April, 98.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

04234 10
IDENTIFICATION REFERENCE
98 APR -8 PM 2:06
[illegible] REGISTER
DAVIDSON COUNTY, TN.
7766 04/08 0101 03CHECK 209

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

MAMT 54280.79
ERR CO
MAMT 54280.79-
CAMT 54280.79
CON TX 200.84
PRFEE 1.00
WDEED 8.00
TOTAL 209.84
CHECK 209.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/08/98 01 14:07 0001 7766

0423410
IDENTIF. & REFERENCE

98 APR -8 PM 2:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1277994