THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BK 10963 PG 704

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron T. Walker, et ux 6318 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 18 P/O Parcels 4 & 5

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES D. BEACH and wife, JEANETTE J. BEACH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto AARON T. WALKER and wife, ROBIN M. WALKER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee identified as Tract No. 3, according to a survey dated March 19, 1998 by Richard C. Kessinger, Registered Land Surveyor, License No. 1038, as follows:

Beginning at an iron pin in the southerly margin of Lickton Pike, said point being South 67 deg. 06' 12" East 108.83 feet to a point; thence, South 67 deg. 37' 51" West 59.82 feet to a point; thence, South 67 deg. 37' 51" West 40.00 feet to a point; thence, South 69 deg. 27' 55" West 68.23 feet to a point; thence, South 72 deg. 33' 14" West 96.13 feet from the northeasterly corner of the property conveyed to Michael Roy Cavitt of record in Book 6775, page 200, Register's Office for Davidson County, Tennessee; thence leaving Lickton Pike with the line of Tract 2, South 08 deg. 02' 40" East 1,340.00 feet to an iron pin; thence, North 86 deg. 33' 07" West 485.67 feet to an iron pin; thence, North 06 deg. 57' 00" West 1,231.27 feet to an iron pin in the southerly margin of Lickton Pike; thence with said margin of said Pike, North 88 deg. 13' 28" East 40.00 feet to an iron pin; thence, North 85 deg. 43' 38" East 70.26 feet to an iron pin; thence, North 82 deg. 32' 45" East 91.58 feet to an iron pin; thence, North 79 deg. 50' 57" East 62.62 feet to an iron pin; thence, North 79 deg. 50' 57" East 25.92 feet to an iron pin; thence, North 78 deg. 24' 41" East 18.12 feet to an iron pin; thence, North 78 deg. 24' 41" East 60.91 feet to an iron pin; thence, North 75 deg. 47' 23" East 88.65 feet to an iron pin; thence, North 72 deg. 33' 14" East 40.00 feet to an iron pin marking the point of the beginning and containing 13.60 acres, more or less.

BEING a part of the same property conveyed to John L. Draper and James D. Beach and wife, Jeanette J. Beach, by deed from John Horsley, Trustee of record in Book 5918, page 863, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed to John L. Draper, a single man, and James D. Beach and wife, Jeanette J. Beach, by deed from Patricia Hitt Wilson Effinger, individually and as Executrix of the Estate of Dorothy Hardcastle Hitt a/k/a Dorothy Hitt, deceased, of record in Book 7103, page 626, said Register's Office. And, the said John L. Draper is now deceased and under the terms and provisions of his Last Will and Testament dated August 2, 1982, and filed for record in Will Book 169, page 75, in the office of the Probate Court Clerk for Davidson County, Tennessee, the property is now vested in James D. Beach and wife, Jeanette J. Beach, in fee simple.

The foregoing description was prepared from a survey dated March 19, 1998, by Kessinger & Associates, Registered Land Surveyor, No. 1038.

The current mailing address for said property is 6325 Lickton Pike, Goodlettsville, TN 37072.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due. The GRANTORS will pay any and all Greenbelt taxes assessed against the said property within thirty (30) days after date of such assessment, and will indemnify and hold harmless the GRANTEES from same.

2. Easement for ingress and egress and all other matters as shown on the boundary Survey by Kessinger & Associates dated March 19, 1998.

3. Rights of upper and lower riparian owners in and to the waters of a creek crossing the property and the natural flow thereof.

4. Subject to the restrictions and easements as set forth in the Dedication of Easements and Restrictive Covenants being recorded simultaneously herewith.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 26th day of May, 1998.

"GRANTORS"

JAMES D. BEACH

JEANETTE J. BEACH

"GRANTEES"

AARON T. WALKER

ROBIN M. WALKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

6407 06/04 0101 03CHECK 316.10

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. BEACH and wife, JEANETTE J. BEACH, and AARON T. WALKER and wife, ROBIN M. WALKER, 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, at office, this the 26th day of May, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Affiant

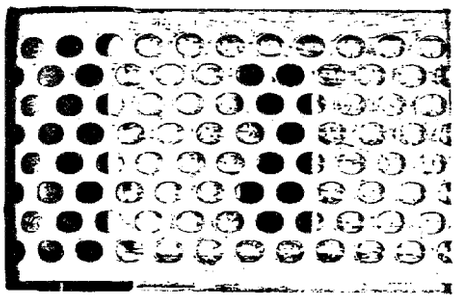
Sworn to and subscribed before me, this the 26th day of May, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0446468
IDENTIF. & REFERENCE

98 JUN -4 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10963 PG 706

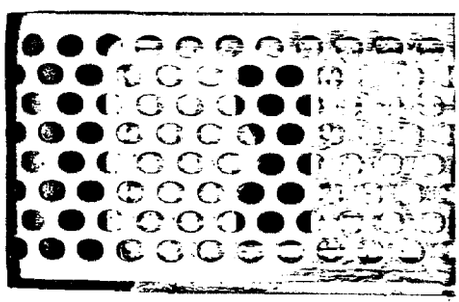
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

06/04/98 01 15:45 0001 6407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446468 IDENTIF. # REFERENCE

98 JUN -4 PM 3:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302311