BOOK 10997 PAGE 368

THIS INSTRUMENT PREPARED BY:

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

mail

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Viola R. Chalk 4732 Country Rd. N 200 E Kokomo, IN 46901	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 VIOLA R. CHALK, hereinafter referred to as the "GRANTEE", her 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. 2, according to a survey dated March 19, 1998 by Richard C. Kessinger, Registered Land Surveyor, License No. 1038, as follows:

Beginning at a point in the southerly margin of Lickton Pike, said point being South 67 deg. 06'12" East 108.83 feet; thence South 67 deg. 37' 51" East 59.82 feet from an iron pin marking the northeast corner of the property conveyed to Michael Roy Cavitt of record in Book 6775, page 200, Register's Office for Davidson County, Tennessee; thence from said point of beginning, with the line of Tract 1, South 08 deg. 02' 40" East 1,410.00 feet to an iron pin; thence South 40 deg. 28' 34" East 1,084.68 feet to an iron pin, a corner to the property of Ronald Sweeney of record in Book 6191, page 775, Register's Office for Davidson County, Tennessee; thence with the line of Sweeney, South 11 deg. 58' 58" West 241.16 feet to a HUB, a corner to Ronald Buck of record in Book 9630, page 449, Register's Office for Davidson County, Tennessee; thence with the line of Buck, North 81 deg. 16' 32" West 454.76 feet to an iron pin, a corner to the property of Jeffrey K. Maynard of record in Book 8712, page 10, Register's Office for Davidson County, Tennessee; thence with the line of Maynard, North 82 deg. 12' 31" West 620.27 feet to an iron pin, a corner to Tract 4; thence with the line of Tract 4, North 02 deg. 52' 00" East 920.15 feet to an iron pin in the line of Tract 3; thence with the line of Tract 3, South 86 deg. 33' 07" East 161.91 feet to an iron pin; thence continuing with the easterly line of Tract 3 North 08 deg. 02' 40" West 1,340.00 feet to an iron pin in the southerly margin of Lickton Pike; thence with said margin of said Pike, North 72 deg. 33' 14" East 96.13 feet to an iron pin; thence North 69 deg. 27' 55" East 68.23 feet to an iron pin; thence, North 67 deg. 37' 51" East 40.00 feet to an iron pin marking the point of beginning and containing 24.27 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.

This is unimproved property on Lickton Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, 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 GRANTEE 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 GRANTEE, her 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
JAMES D. BEACH

Jeanette J. Beach
JEANETTE J. BEACH

"GRANTEE"

Viola R. Chalk
VIOLA R. CHALK

0456530
IDENTIF. & REFERENCE

98 JUN 30 AM 8:23
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7248 06/30 0101 03CHECK 309.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 VIOLA R. CHALK, 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.

Patsy C. Davidson
NOTARY PUBLIC

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

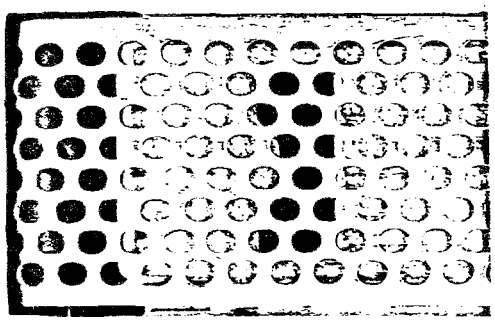
The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Viola R. Chalk
Affiant

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

Patsy C. Davidson
NOTARY PUBLIC

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



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

RECEIVED OF _____

FOR _____

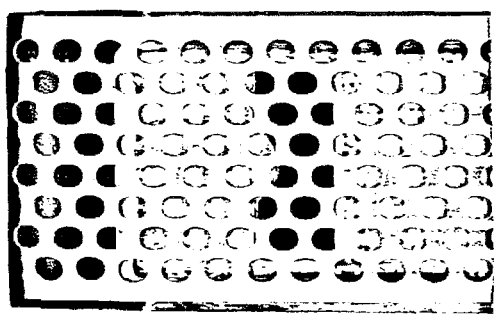
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00
06/30/98 01 08:23 0001 7248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0456530
IDENTIF. A REFERENCE

98 JUN 30 AM 8:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313038