File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 11006 PAGE 557

#15591

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANDREW R. BETO (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 130-7
708 Lynnwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 305110/7th Floor (STREET ADDRESS)	PARCEL 86
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37230-5110 (CITY) (STATE) (ZIP)	FB# BM 1315

FOR AND IN 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, DENNIS J. HOOKS AND WIFE, PERRY PIDGEON BEASLEY HOOKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW R. BETO AND WIFE, CATHERINE B. BETO

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 208 and the northerly part of Lot No. 209 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to a copy of a survey made by T.R. Sanford, Surveyor, August 22, 1955, as follows:

Beginning at a stake or iron pin in the easterly margin of Lynwood (a/k/a Lynnwood) Boulevard, 64 feet 6 inches northerly from the corner of Lots Nos. 208 and 209; thence easterly 340 feet 6 inches to a point in the westerly line of Lot No. 219; thence with the line between Lots Nos. 208 and 219 and Lots Nos. 218 and 209; southerly, passing the corner of said four lots at 88 feet 8 inches, in all 130 feet to a point which is 41 feet 4 inches south of the common corner of said four lots; thence westerly 361 feet 2 inches to a stake in the easterly margin of Lynwood (a/k/a Lynnwood) Boulevard; thence with the margin of said Boulevard, northerly 150 feet to the point of beginning.

Being the same property conveyed to Dennis J. Hooks and Perry Pidgeon Beasley, both single persons by deed from Thomas E. Watts, Jr. and wife, Mary Lou Watts of record in Book 8937, page 389, said Register's Office. The said Dennis J. Hooks and Perry Pidgeon Beasley having since married.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.

98 JUL -6 AM 11:06
FELIX A. ELLSMILLER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0458762

This is improved ~~XXX~~ property, known as 708 Lynnwood Boulevard, Nashville, Tennessee 37205 unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of June, 19 98

Dennis J. Hooks by Walton C. Akers
DENNIS J. HOOKS BY: WALTON C. AKERS ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Perry Pidgeon Beasley Hooks by Walton C. Akers
PERRY PIDGEON BEASLEY HOOKS BY: WALTON C. AKERS, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, WALTON C. AKERS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said DENNIS J. HOOKS and PERRY PIDGEON BEASLEY HOOKS and is authorized by the said DENNIS J. HOOKS and PERRY PIDGEON BEASLEY HOOKS to execute this instrument on their behalf.

Witness my hand, at Office, this 26th day of June, 1998.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 98

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

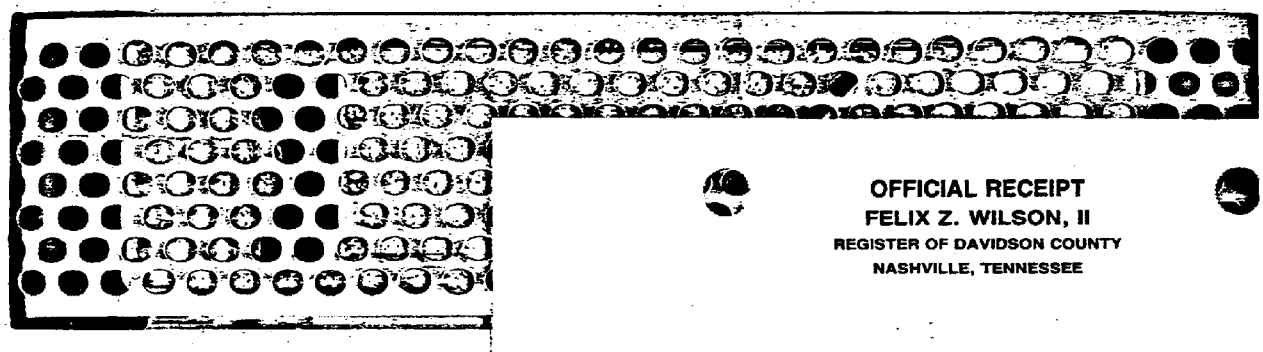
9601 07/06 0101 03CHECK 1417.00

WARRANTY DEED

FROM
ENNIS J. HOOKS AND WIFE, PERRY
IDGEON BEASLEY HOOKS

TO
NDREW R. BETO AND WIFE,
THERINE B. BETO

EASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

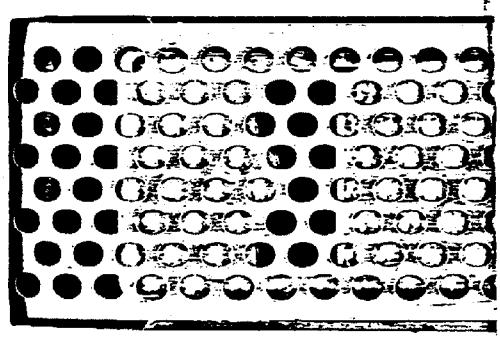
FOR _____

BOOK 11006 PAGE 559

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 380000.00	
			CON TX 1406.00	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 1417.00	
			CHECK 1417.00	
07/06/98	01		11:07 0001 9601	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0458762

IDENTIF. & REFERENCE

98 JUL -6 AM 11:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1315356