#620033.1 7/23/98

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 11048 PAGE 310

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Horace Joel Holland and Jean Burton Holland 947 Woodland Street Nashville, TN 37206	Same	Map 82-12 Parcel 353 and 354

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LEON NEELY BEARD, JR. and PHILLIP LEON BEARD ("Grantors") have bargained and sold, and by these presents transfer and convey unto HORACE JOEL HOLLAND and JEAN BURTON HOLLAND ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto, which is incorporated herein by reference as fully as if copied herein verbatim.

The source of this description is the title commitment.

This is improved property known as 945-947 Woodland Street.

Said property is conveyed subject to the matters listed on Exhibit B hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth on Exhibit B, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 24 day of July, 1998.

LEON NEELY BEARD, JR.

PHILLIP LEON BEARD

98 AUG -3 PM 3:32

04 70055

IDENTIF. & REFERENCE

South Carolina
STATE OF ~~TENNESSEE~~)
Georgetown)
COUNTY OF ~~DAVIDSON~~)

BOOK 11048 PAGE 311

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Leon Neely Beard, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of July, 1998.

Notary Public Expire 6-10-03

My Commission Expires:
6-20-03

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Phillip Leon Beard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of July, 1998.

Notary Public

My Commission Expires:
12-01-00

SOUTH CAROLINA

STATE OF ~~TENNESSEE~~)
)
COUNTY OF ~~DAVIDSON~~)
GEORGETOWN

BOOK 11048 PAGE 312

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $250,000.00.

Affiant

Sworn to and subscribed before me this 24 day of July, 1998.

Notary Public

My Commission Expires:
6-10-03

EXHIBIT A

A tract of land in Davidson County, Tennessee. Said tract being all of Lots 20 and 21 on the Plan of Mrs. Jane A. M. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville, and being parcels 353 and 354 on Tax Map 82-12, and being more particularly described as follows:

Beginning at an iron pin on the northerly margin of Woodland Street, being 430 feet, more or less, south of McFerrin Street, the Southwest corner of said Lot 21;

(1) Thence, leaving said margin of Woodland Street, North 18°21'38" West, 170.00 feet to a railroad spike in the southerly margin of an alley;

(2) Thence, along said margin of the alley, North 71°16'23" East, 100.00 feet to an iron pin;

(3) Thence, leaving said margin of the alley, South 18°21'38" East, 170.00 feet to an iron pin on said margin of Woodland Street;

(4) Thence, along said margin of Woodland Street, South 71°26'23" West, 100.00 feet to the point of beginning, containing 16,999.652 square feet or 0.390 acres.

Being the same property conveyed to Leon N. Beard and wife, Ruth Beard, by Deed of record in Book 4440, page 830, Register's Office for Davidson County, Tennessee. The said Leon N. Beard having predeceased Ruth Beard. By Will of Ruth Beard deceased entered at Book 39, page 732, Leon Neely Beard, Jr. and Phillip Beard was devised subject property.

1677 08/03 0101 03CHECK 948.

EXHIBIT B

1. 1998 Taxes, a lien, which are not yet due and payable.

2. Terms and Conditions of Party Wall Agreement as described in Book 4445, page 560.

3. Matters shown on Survey by Volunteer Surveying dated July 17, 1998.

620033.1

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

RECEIVED OF _____

FOR _____

BOOK 11048 PAGE 315

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	250000.00
			CON TX	925.00
			PRFEE	1.00
			WDEED	20.00
			CFEE	2.00
			TOTAL	948.00
			CHECK	948.00

08/03/98 01 15:34 0001 1677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG 13 PM 3:33
0470055
REFERENCE
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1327281