BOOK 11088 PAGE 614

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Map: 72
Group: 12
Parcel: 190.00

Send Tax Bills to :
Lorenza & Alondra Roberts
1923 Pinehurst Drive
Nashville, TN 37216
(address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Walter Step Beard, have bargained and sold and by these presents do hereby transfer and convey unto, Lorenza Roberts and Alondra Woodard, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Burchwood Gardens, Section 3, of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurated description.

Being the same property conveyed to Walter Step Beard by deed from William D. Castleman, Trustee of record in Book 10550, Page 742, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Lorenza Roberts and , Alondra Woodard, their heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Lorenza Roberts and , Alondra Woodard that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Lorenza Roberts and , Alondra Woodard, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 19th day of August, 1998.

Walter S Beard
Walter Step Beard

PICK-UP
IDENTIF. A REFERENCE
04815 23
98 AUG 31 PM 12:42
FELIX A. NILSEN III REGISTER
DAVIDSON COUNTY, TN.
4010 08/31 0101 03CHECK 328.09

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Walter Step Beard, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand in Nashville, Tennessee this 14th day of August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 20, 1999

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$85,700.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

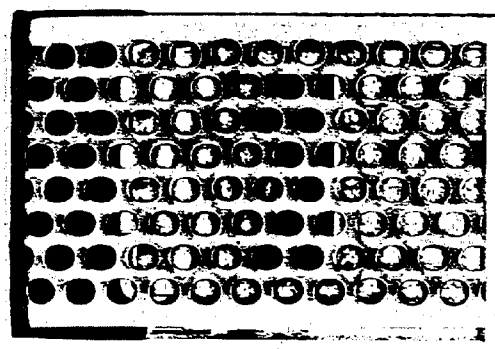
Walter S Beard
AFFIANT

Subscribed and sworn to before me this the 14th day of August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 20, 1999



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

RECEIVED OF _____

FOR _____

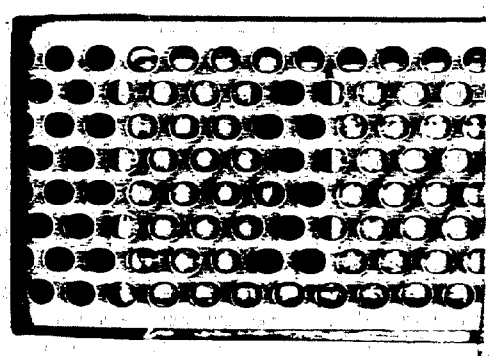
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85700.00
CON TX 217.09
PRFEE 1.00
WDEED 8.00
CFEE 2.00
VOID
CON TX 217.09-
CON TX 317.09
TOTAL 328.09
CHECK 328.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08-31-98 01 12:44 0001 4010



04815 23
IDENTIF. # REFERENCE

98 AUG 31 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339470