PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40533
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sammie E. McCoy, III Shelley R. McCoy 7711 Poplar Ridge Drive Nashville, TN 37221	Old Kent Mortgage Company 4420 44th Street, Suite B Grand Rapids, MI 49512

TAX MAP-PARCEL NUMBERS: 141-6-A-27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 129,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John William Beyer and spouse, Stacey Lynn Beyer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sammie E. McCoy, III and spouse, Shelley R. McCoy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 46 on the Revised Plan of Poplar Ridge Sec. One of record in Plat Book 7900, page 206 and corrected in Book 8292, page 973, Register's Office for said County.

SAID Lot No. 46 fronts 50.0 feet on the easterly margin of Poplar Ridge Drive and extends back 72.51 feet on the northerly line and 133.42 feet on the southerly line to a dead line in the rear, measuring 88.40 feet thereon.

BEING the same property conveyed to John William Beyer and wife, Stacey Lynn Beyer by deed from Gregory H. Parsons and wife, Margaret L. Parsons, of record in Book 9725, page 633, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 7711 Poplar Ridge Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 1998.

John William Beyer

Stacey Lynn Beyer

State of Tennessee
County of Davidson

On this 28th day of December, 1998, before me the undersigned authority, personally appeared **John William Beyer** and **Stacey Lynn Beyer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHARITY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129,900.00

Affiant

Sworn and subscribed before me on the 28th day of December, 1998.

Notary Public

My Commission Expires:

CHARITY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/99

5232 12/29 0101 03CHECK 491.63

0529665
IDENTIF. # REFERENCE

98 DEC 29 AM 10:24

REGISTER
DAVIDSON COUNTY, TN.

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11269 PAGE 222

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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CO[illegible] [illegible].[illegible]
PRFEE 1.00
MISC 5.00
CFEE 2.00
TOTAL [illegible].[illegible]
CHECK [illegible].[illegible]
12/29/98 01 1[illegible] [illegible] 5332

0529665
IDENTIF. ← REFERENCE

98 DEC 29 AM 10:24

[illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406746