PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40757
Dav. Co. File: Box 8

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

BOOK 11436 PG. 574

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bjarki Olafsson Marilynn Michaud 1300 Beddington Park Nashville, Tennessee 37215	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, Georgia 30084

TAX MAP-PARCEL NUMBERS: 159-2-44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 1,110,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Engelbert Beeler and spouse, Romy Beeler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bjarki Olafsson and spouse,**

Marilynn Michaud, 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. 53 on the Plan of Hound's Run of record in Book 6900, page 167, as amended in Book 8482, page 315, said Register's Office.

SAID Lot No. 53 fronts 209.86 feet on the broken northerly margin of Beddington Park and extends back 266.35 feet on the easterly line and 241.57 feet on the westerly line to a dead line in the rear, measuring 221.56 feet thereon.

BEING the same property conveyed to Engelbert M. Beeler and wife, Romy M. Beeler, by deed from Robert Lee Troxler and Samuel W. Holden, II, both unmarried, of record in Book 8182, page 951, said Register's Office. Engelbert M. Beller has since conveyed all of his interest in subject property to Romy M. Beeler by quitclaim deed of record in Book 10160, page 98, said Register's Office.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 167 and amended in Book 8482, page 315, said Register's Office, which Plan shows an 85 foot minimum building setback line from Beddington Park, together with additional setback designations and 20, 5 and 10 foot easements for public utility and drainage purposes along the rear, westerly and broken front line(s), respectively; The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995 and Book 7238, page 736, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Easements

This conveyance is together with and subject to the following easements, which shall be appurtenant to the described property and to **adjoining lot 54** which is also owned by the grantor,

affecting said properties as hereinafter stated:

Easement 1: An easement for the benefit of Lot 53 and as a burden to Lot 54 for the existing encroachment of a storage building onto Lot 54, together with the right of reasonable access for the purposes of maintenance and repair of said structure.

Easement 2: A joint easement for the benefit and burden of both Lot 53 and Lot 54 for the maintenance of a bridge crossing a stream, which bridge is approximately bisected by the mutual boundary of the two lots. The easement is not intended as a means of access from one lot to the other, but as a means of maintaining said bridge as an acknowledged esthetic asset to both properties. The two lot owners shall share equally the costs of maintenance and repair of the bridge to keep it in good condition.

This is improved property, known as: 1300 Beddington Park, Nashville, Tennessee 37215

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 15th day of April, 1999.

Engelbert Beeler 4/15/99 **Romy Beeler**

State of Tennessee
County of Davidson

On this 15th day of April, 1999, before me the undersigned authority, personally appeared **Engelbert Beeler** and **Romy Beeler**, 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 same as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ 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: $ 1,110,000.00

Affiant

Sworn and subscribed before me on the 15th day of April, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

99 APR 19 AM 10:43 BILL GARRETT REGISTER DAVIDSON COUNTY, TENN. 4118.00

IDENTIFICATION/REFERENCE NOTICE 05755590

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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0575590

IDENTIF. & REFERENCE

99 APR 19 AM 10:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
1110000.00
CON TX 4107.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 4118.00
CHECK 4118.00

04/19/99 01 10:35 0001 3993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452953