ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Sandy L. Johns 738 Fox Ridge Drive Brentwood, TN 37027	Mortgage Portfolio Services, Inc. Attn: Tax Dept. 4144 North Central Expressway, #900 Dallas, TX 75204	MAP and PARCEL 160-14 C 38.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **James Doyle Beard and June E. Beard, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sandy L. Johns, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 738 in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in Master Deed and the By-Laws appended thereto, recorded in Book 5818, Page 915, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, Page 70, said Register's Office.
Being the same property conveyed to James Doyle Beard and wife, June E. Beard, by deed from George K. Leonard, Jr., and wife, Ellouise W. Leonard, of record in Book 8477, Page 450, Register's Office for Davidson County, Tennessee.

This is property with a common address of 738 Fox Ridge Drive, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for all subsequent years and for the current year, said taxes for the current year being prorated and payment of same being assumed by Grantees; 2) The plan of record in Book 5200, Pages 376 & 377, said Register's Office, and all matters therein; 3) Master Deed of record in Book 5818, Page 915 and By-Laws of record in Book 5818, page 925, as amended in Book 5868, Page 70, all in said Register's Office; 4) Deeds of Conveyance for sewer lines and water mains of record in Book 5878, Pages 461 and 489, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $93,000.00
[
[Affiant
[Subscribed and sworn before me this 26th day of April, 1999.
[
[My Commission Expires: 3/23/2002 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **April, 1999**.

James Doyle Beard
James Doyle Beard

June E. Beard
June E. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James Doyle Beard and June E. Beard, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **26th** day of **April, 1999**.

Notary Public
My Commission Expires: 3/23/2002

File No. 9904-097.WD

0578924

IDENTIFICATION & REFERENCE

99 APR 27 AM 10:32

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

7545 04/27 0101 02CHECK 355.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11448 PG. 531

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

0578924

IDENTIF. & REFERENCE

99 APR 27 AM 10:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	93000.00
CON TX	344.10
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	355.10
CHECK	355.10

04/27/99 01 10:34 0001 7545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477474