PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41765
Dav. Co. File: Box 8

Instr:200007050086676 Page: 1 OF 2
REC'D FOR REC 07/05/2000 2:31:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1202.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John L. Beazley Marlo L. Beazley 6020 Sherwood Drive Nashville, TN 37215	Franklin American Mortgage Company 501 Corporate Centre Dr., Suite 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 158-04-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 325000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billy Finney Bryant and spouse, Mary Nelle Bryant,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John L. Beazley and spouse, Marlo L. Beazley,** 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. 455 on the Plan of Hillsboro Park, Section VI of record in Plat Book 2663, page 95, Register's Office for said County.

SAID Lot NO. 455 fronts 207.3 feet on the broken southerly margin of Sherwood Drive and extends back 532.0 feet on the westerly line and 729 feet on the easterly line to a dead line in the rear, measuring 289.3 feet thereon.

BEING the same property conveyed to Billy Finney Bryant and wife, Mary Nelle Bryant by deed from Wemyss-Huffman, Inc. of record in Book 3611, page 365, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Page 95, said Register's Office, which Plan shows 10 foot easement for utility purposes along the rear line(s) and a 1.5 foot x 15 foot utility anchor easement located on the northwesterly and northeasterly front corners of said lot; and easement for T.V.A. Transmission line along the rear of said lot.

This is improved property, known as: 6020 Sherwood Drive, Nashville, TN 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 30th day of June, 2000.

Billy Finney Bryant
Billy Finney Bryant

Mary Nelle Bryant
Mary Nelle Bryant

State of Tennessee
County of Davidson

On this 30th day of June, 2000, before me the undersigned authority, personally appeared **Billy Finney Bryant** and **Mary Nelle Bryant**, 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: 7-26-2003

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: $ 325000.00

Affiant

Sworn and subscribed before me on the 30th day of June, 2000.

Notary Public

My Commission Expires: 7-26-2003