WARRANTY DEED

BOOK 10154 PG 622

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $753,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 3/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ESA 0305, Inc. (NAME)	(NAME)	11B-D-13
C/O Johnson, Smith, Hubbard, Williams (NAME)	SAME	11B-D-14
220 N. Church Street (ADDRESS)	(ADDRESS)	
P.O. Drawer 5587		11B-D-15
Spartanburg, S.C. 29304 5587 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kent C. Cramer and Elisabeth G. Beasley and Ed A. Beasley, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ESA 0305, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being that piece, parcel or tract of land located in both Davidson and Williamson Counties in the City of Nashville and Brentwood, Tennessee.

Beginning at an iron pin found at the southeastern corner of Lot 3 of the Martha Marr Subdivision at the southwestern corner of Kelso property and running with the northern right-of-way of Church Street East for five calls-to-wit: N. 87 deg. 49'28" W. for 138.29 feet to an iron pin found; thence, N. 87 deg. 15'04" W. for 138.04 feet to an iron pin found; thence S. 08 deg. 40'14" E. for 5.43 feet to a point; thence a curve to the left with a chord bearing of S. 74 deg. 49'35" W for 61.50 feet (R=271.49 feet; L=61.63 feet; Delta=13-00-25) to a point; thence a curve to the right with a chord bearing of N. 71 deg. 32'11" W for 32.23 feet (R=25.00 feet; L=35.02 feet; Delta=80-15-43) to a point on the eastern right-of-way of Summit View Place (a.k.a. Church Court) for three calls-to-wit: N. 31 deg. 23'08" W. for 21.28 feet to a point (passing iron pin set at 17.63 feet); thence a curve to the right with a chord bearing of N. 15 deg. 22' 08" W. for 117.93 feet (R=213.73 feet; L=119.48; Delta=32-01-50) to an iron pin set; thence N. 03 deg. 35'43" E. for 201.39 feet to a point; thence leaving Summit View Place and running with property of Brentwood Villa Phase Two and the northern boundary of lots 1, 2 and 3 of Martha Marr Subdivision S. 87 deg. 04'31" E. for 414.61 feet to

CONTINUED

unimproved (X)
This is improved ( ) property, known as Map 11B-D parcels 13, 14 & 15, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 7th day of March 19 96

Kent C. Cramer

Ed A. Beasley, Jr.

BOOK 10154 PG 623

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent C. Cramer and Elisabeth G. Beasley and Ed A. Beasley, Jr.

the bargainor s, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 7th day of March, 19 96.

Commission expires 3/6/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

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an iron pin set; thence with property of Kelso (D.B. 1010, page 126) S. 03 deg. 30' 55" W. for 312.92 feet to an iron pin found which is the Point of Beginning, according to survey made by Freeland - Clinkscales & Associates, Inc. RLS No. TN 1640, dated September 29, 1995, revised November 17, 1995..

Property consists of Lots 1, 2 and 3 of the Martha Marr Subdivision less a portion on the western boundary of Lot 1 transferred to the City of Brentwood plus a portion on the southern boundary of Lot 1 transferred to Beasley and Cramer by the City of Brentwood.

Being part of the same property conveyed to Ed A. Beasley, Sr., Kent Cramer and Ed A. Beasley Jr. by deed from Jimmy Yates Yearwood and Nile Yearwood of record in Book 5251, page 932, Register's Office for Davidson County, Tennessee and in Book 305, page 162, Register's Office for Williamson County, Tennessee, (as to Lot No. 1 Martha Marr's Subdivision); Being the same property conveyed to Ed A. Beasley, Ed A. Beasley, Jr. and Kent C. Cramer, as tenants in common by deed from Corrine E. Hendricks, Wille S. Hendricks, Jr. and wife, Lula Mai Hendricks, of record in Book 8051, page 570, Register's Office for Davidson County, Tennessee and in Book 289, page 909, Register's Office for Williamson County, Tennessee (as to Lot No. 2 Martha Marr's Subdivision) and Being the same property conveyed to Kent C. Cramer, Ed A. Beasley, Sr. and Ed A. Beasley, Jr. by deed from Willie D. Lewis, Jr. and Ronald Gilbert Lewis of record in Book 301, page 48, Register's Office for Williamson County, Tennessee (which deed inadvertantly listed Lot No. 3 as Lot No. 2 in the legal description). The said Ed A. Beasley Sr. having since died and by Will of record in Will Book 46, page 672, devised all his property to Elisabeth G. Beasley. Being the same property conveyed to Ed A. Beasley, Jr., Elisabeth G. Beasley and Kent C. Cramer by quitclaim deed from City of Brentwood, Tennessee, of record in Book 1334, page 378, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Rollback Taxes, if any, are the responsiblity of Grantor (3) All restrictions of record; (4) All easements of record; (5) All visible easements; (6) All matters appearing on the plan of record; (7) All applicable governmental and zoning regulations.

State of Tennessee, County of WILLIAMSON
Received for record the 12 day of
MARCH 1996 at 8:01 AM. (RECH 1o9076)
Recorded in Book 1377 Pages 781- 783
Notebook 56 Page 1
State Tax $ 2787.95 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 2800.95,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING

021394 7 IDENTIF. ↑ REFERENCE

96 AUG 13 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6391 08/13 0101 0