This instrument prepared by:
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Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

FILE NO: 200404

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Beard Property Maintenance, Inc.**	(NAME) Same as new owner	Map 119-05-0
(STREET ADDRESS) 2808 Foster Avenue	(STREET ADDRESS)	Parcel 373.00
(CITY) (STATE) (ZIP) Nashville TN 37210	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ESTATE OF HATTIE M. HOLT,CONSERVATORSHIP**, has this day bargained and sold, and does hereby transfer and convey unto the said **BEARD PROPERTY MAINTENANCE, INC.**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

see attached EXHIBIT "A" for Legal Description

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $71,250.00.

Subscribed and sworn to before me this the 10 day of November, 2000.

Affiant

My commission expires 10-14-2000 (Affix Seal)

Notary Public

This is improved property known as 327 Whitsett Road, Nashville TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 10th day of November, 2000,

Estate of Hattie M. Holt, Conservatorship

By: Monica Edwards, Conservator

Davidson County DEEDWARR
Recvd: 11/17/00 10:35 3pgs
Fees:15.00 Taxes:263.63

20001117-0113982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **Monica Edwards,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville TN, this 16th day of November, 2000.

Notary Public
My commission expires: 11-9-2004

ENCUMBRANCES:

2001 and subsequent years Davidson County real property taxes are a lien, but not yet due and payable.
Subject to all matters shown on Plat of record in Book 332, page 60, Register's Office, Davidson County, Tennessee.
Subject to Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4913, page 543, Register's Office, Davidson County, Tennessee.

EXHIBIT "A" - Legal Description

BEING in the 7th District of said County, and being Lot No. 1 in E.T. Brown's Subdivision, being division of a part of the Patterson Tract, which Subdivision was registered in Book 332, Page 60, on April 3, 1906, which lot is bounded and described as follows:

BEGINNING in the southerly margin of the Whitsett Road, at the northwest corner of Lot No. 2 in said plan, same being the northeast corner of the lot herein conveyed, and running thence with the southerly margin of said Whitsett Road, westwardly 84½ feet to the northwesterly corner of said Lot No. 1, which corner is about 273 feet easterly from the easterly margin of the Electric Railroad right of way, and running thence southwardly 11 degs. eastwardly, with the westerly line of said Lot No. 1, 155 feet to an alley, the same being the southwesterly corner of said Lot No. 1; thence eastwardly with the northerly margin of said alley, 46 feet to the southeasterly corner of said Lot No. 1 and the southwesterly corner of Lot No. 2; thence northwardly with the westerly margin of said Lot No. 2, 150 feet to the beginning.

Being the same property conveyed to Alzono Dee Holt and wife, Hattie Holt, by deed from William Lee Washington and wife, Vera Washington, of record in Book 1881, page 131, Register's Office, Davidson County, Tennessee. The said Alzono Dee Holt having since died.