WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10-25-2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian P. Beathard (NAME)	Fifth Third (NAME)	MAP 147-2-B
550 Harding Place #F-121 (ADDRESS)	250 West Main (ADDRESS)	PARCEL 123.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Lexington KY 40507 (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, D/A Enterprises, a partnership composed of Thomas G. Pennington and Joyce C. Rybolt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian P. Beathard

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

Land in Davidson County, Tennessee, being Unit No. F-121, together with the appurtenant interest in the common elements of Caldwell Court Condominiums, a horizontal property regime established by Master Deed, of record in Book 6188, page 744, amended in Book 10016, page 185, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to D/A Enterprises, a partnership composed of Thomas G. Pennington and Joyce C. Rybolt by deed from Town & Country Properties, Inc. of record in Book 6258, page 986, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Davidson County DEEDWARR
Recvd: 01/31/01 09:51 2pgs
Fees:11.00 Taxes:86.95

20010131-0009326

unimproved ( )
This is improved (X) property, known as 550 Harding Place #F-121, Nashville, TN 37211
(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 30th day of January, 2001

D/A Enterprises

By:
Thomas G. Pennington, Partner

By:
Joyce C. Rybolt, Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas G. Pennington and Joyce C. Rybolt with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Partners of the D/A Enterprises a partnership the within named bargainor~~s~~ and that they as such Partners Partnership being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~, by the said Thomas G. Pennington and Joyce C. Rybolt as such Partners.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of January, 2001.

My commission expires 7/26/03

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003