box2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 3/10/03
(AFFIX SEAL)

My Commission Expires 3/10/2003

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Wallace (NAME)	Union Planters Bank, National (NAME)	MAP 145-03
1138 Tyne Boulevard (ADDRESS)	2019 Richard Jones Road, Ste 300 (ADDRESS)	PARCEL 010.00
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, William Lawrence Beard and wife, Ann P. Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly Wallace and husband, Joseph A. Wallace

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 Lot No. 16 Block "A" on the plan of Lealand Manor, of record in Book 974, page 74 and 75, Register's Office for said County.

Beginning at the northeast corners of Granny White Pike and Tyne Boulevard; thence with the easterly margin of said Pike, North 7 degrees 41 minutes East 253.6 feet to the corner of Lots Nos. 15 and 16; thence with the line between the said two lots; South 82 degrees 50 minutes East 272.7 feet to the westerly line of Lot No. 14; thence with the westerly line of said lot, South 7 degrees 18 minutes East 211.6 feet to the northerly margin of said Boulevard; thence with said Boulevard westwardly 330.5 feet to the point of beginning.

Being the same property conveyed to William Lawrence Beard and spouse, Ann P. Beard by deed from David Gotwald and wife, Suzy Crawford Gotwald of record in Book 8045, page 626, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees and all matters appearing on the Plan of record in Plat Book 974, page 74 and 75; of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/06/01 08:04 2pgs
Fees:11.00 Taxes:2220.00

20010306-0020812

unimproved ( )
This is improved (X) property, known as 1138 Tyne Boulevard, Nashville, Tennessee 37215
(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 2nd day of March, 2001

William Lawrence Beard

William Lawrence Beard

Ann P. Beard

Ann P. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Lawrence Beard and wife, Ann P. Beard

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 2nd day of March, 2001.

Commission expires 3/10/03

Notary Public

BETTY HODGES NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires 3/10/2003

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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

William Lawrence Beard and wife, Ann P. Beard

TO

Beverly Wallace and husband, Joseph A. Wallace

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027