THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37027-2127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF MARCH, 2001.

NOTARY PUBLIC

STELLA G. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires JAN. 25, 2003

Davidson County DEEDWARR
Recvd: 03/14/01 11:29 2pgs
Fees:11.00 Taxes:222.00

20010314-0024398

Address New Owner	Send Tax Bills	Map / Parcel Numbers
G. L. Van Horn	Same	Map 93-14
521 5th Avenue South		Parcel 203
Nashville, TN 37203		

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT DONALD FRAZIER BEARD, hereinafter referred to as Grantor, for and in consideration of the sum of SIXTY THOUSAND AND NO/100 ($60,000.00) DOLLARS cash in hand paid by G. L. VAN HORN, hereinafter referred to as Grantee, in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs, successors, and assigns forever the following described property in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 24 in O. Ewing's Addition to South Nashville, a plan of which is of record in Book 21, page 120, Register's Office for said County.

Said Lot No. 24 fronts 66 feet on the northerly side of Drexel Place, formerly Central Street, and runs back between two alleys 191 feet, more or less, to an alley in the rear, and measures 66 feet on said rear line.

Being the same property conveyed to Donald Frazier Beard by will of Emma Elizabeth Moore, dated March 22, 1975 and recorded in Book 9832, page 47, Register's Office for said County, and by Affidavit of Inheritance of record in Book 9874, page 428, said Register's Office.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions, as may be applicable to said property.

This is unimproved (X) improved ( ) property, known as 648 Drexel Street, Nashville, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of March, 2001.

Donald Frazier Beard
DONALD FRAZIER BEARD

STATE OF Maryland
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named DONALD FRAZIER BEARD, with whom I am personally acquainted, and who acknowledged that he has executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th **day of March, 2001.**

DEBRA K. BREZLER NOTARY PUBLIC WASHINGTON CO.

Debra K. Brezler
Notary Public

My Commission Expires:
Sept. 1, 2004