THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 03/16/01 14:20 2pgs
Fees:11.00 Taxes:314.50
20010316-0025454

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lee Albert Beverly 3124 Sweet Home Rd. Ashland City, Tn. 37015	Same as New Owner	Map 41-06 Parcel 8

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JANET M. PARDUE, joined by her husband, DOUGLAS A. PARDUE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto LEE ALBERT BEVERLY, unmarried, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Skyline, Section 1, of record in Book 2854, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Janet M. Pardue, married, by deed from Dirk R. Blevins and wife, Pam L. Blevins, of record in Book 9170, page 708, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4018 Brick Church Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 2854, page 117, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: DOUGLAS A. PARDUE, husband of JANET M. PARDUE, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JANET M. PARDUE

DOUGLAS A. PARDUE

"GRANTEE"

LEE ALBERT BEVERLY, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET M. PARDUE and husband, DOUGLAS A. PARDUE, and LEE ALBERT BEVERLY, unmarried, 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, at office, this the 14th day of March, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Sworn to and subscribed before me, this the 14th day of March, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001