STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Charles Bandy
Affiant

Subscribed and sworn to me on this 1st day of May, 2001.

Lisa P. Overton
NOTARY PUBLIC

My Commission Expires: 11-2-2004

Davidson County DEEDWARR
Recvd: 05/18/01 13:44 2pgs
Fees:11.00 Taxes:74.00
20010518-0051846

This Instrument Was Prepared By:
Fred C. Dance
Attorney At Law
238 Public Square
Franklin, TN 37064

The information contained in this conveyance was furnished by the parties.

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Ernestine Beard 3212 LaGarge St. Nashville, TN		Map No. 81-15 Parcel No. 131

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Charles J. Bandy, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ernestine Beard, hereinafter called the Grantee, her heirs and assigns, a certain tract (parcel) of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 65 on the plan of J. M., T. J. and G. W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County.
>
> Said Lot No. 65 fronts 50 feet on the southerly side of Formosa Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles J. Bandy, unmarried, by deed from Wanda Mae Nickens, unmarried, of record as Instrument No. 200004190039007, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1915 Formosa in Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever; 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; and Grantor does further covenant and bind his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7 day of May 2001.

GRANTOR

Charles J. Bandy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles J. Bandy, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 7th day of May 2001.

NOTARY PUBLIC

My Commission Expires: 11-29-03