ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mari D. Beerman and		
Maria L. Urtubees		MAP: 043-01-0
3528 Hogget Ford Road	(same)	
Hermitage, TN 37076		PARCEL: 083.00
		26B

This instrument prepared by: Joesph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 05-10704

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joy Vester Tyree** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Mari D. Beerman, an unmarried person and Maria L. Urtubees, an unmarried person as Joint Tenants with right of survivorship and not as Tenants in Common,**(The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Resubdivision of Dixie Pure Food Company's Subdivision, as of record in Book 421, page 30, Register's Office for said county, described as follows:

Beginning at the southwest corner of Woods Avenue and Landis Avenue; southwardly 92 feet to the northeast corner of Lot No. 16; thence with the northerly line of said Lot No. 16 westwardly 147 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots northwardly 135 feet to the southerly margin of Woods Avenue; thence with said Avenue easterly 132 feet to the point of beginning, containing 0.36 of an acre, more or less.

Being the same property conveyed to Joy Vester Tyree by Quit Claim Deed from Robert T. Johnson and Mark A. Johnson, of record in Book 8843, page 675, Register's Office for said County.

This conveyance is subject to:

1. **Taxes for the year 2001 and subsequent years,**
2. **Plan of Record in Book 421, page 30, Register's Office for Davidson County, Tennessee.**

Davidson County DEEDWARR
Recvd: 05/30/01 09:47 3pgs
Fees:15.00 Taxes:166.50



20010530-0055671

This is improved property known as 1225 Pierce Road, Madison, TN 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this 21st day of May, 2001.

My Commission Expires: 7/24/04

Notary Public

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of May, 2001.

Joy Vester Tyree

Joy Vester Tyree

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 Joy Vester Tyree, a married person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of May, 2001.



Joseph V. Tennelly, Jr.
Notary Public

My Commission Expires: 7/24/04