PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of October, 2001, by and between MARI D. BEERMAN, UNMARRIED, and MARIA L. URTUBEES, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, hereinafter called Grantors, and WADE M. HACHLER, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARI D. BEERMAN, UNMARRIED, and MARIA L. URTUBEES, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Grantors, do hereby bargain, sell, transfer and convey unto WADE M. HACHLER, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1225 PIERCE ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

MARI D. BEERMAN
Signature of Seller

PFMARIA L. URTUBEES
Signature of Seller

Davidson County DEEDWARR
Recvd: 10/25/01 11:07 4pgs
Fees:23.00 Taxes:249.75

20011025-0116852

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARI D. BEERMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **17th** day of **October, 2001.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARIA L. URTUBEES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **17th** day of **October, 2001.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, 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 office in _____ County, _____, this **17th** day of **October, 2001.**

_____
Notary Public

My Commission Expires: _____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, 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 office in _____ County, _____, this **17th** day of **October, 2001.**

_____
Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

WADE M. HACHLER

1225 PIERCE ROAD
MADISON, TN 37115

Property Address:

1225 PIERCE ROAD
MADISON, TN 37115

Person Responsible for Taxes:

FIFTH THIRD MORTGAGE COMPANY
250 WEST MAIN STREET, SUITE 100
LEXINGTON, KY 40507

Map & Parcel #: MAP 43-1, PARCEL 83

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$67,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Wade M. Hachler
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **October, 2001.**

Notary Public

My Commission Expires: 9-28-2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

EXHIBIT 'A'

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 Lot 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 MARI D. BEERMAN, UNMARRIED, and MARIA L. URTUBEES, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by Deed from JOY VESTER TYREE, of record in INSTRUMENT NO. 20010530-0055671, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 43-1, PARCEL 83).

2. All matters as set forth on the Plan of Resubdivision of Dixie Pure Food Company's Subdivision, of record in Plat Book 421, Page 30, said Register's Office.