Davidson County DEEDWARR
Recvd: 12/31/01 13:41 3pgs
Fees:18.00 Taxes:229.40
20011231-0145055

586

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Brian P. Beathard 246 White Bridge Rd. #C-7 Nashville, TN 37209	Same as New Owner	**TRACT #1:** 103-06-0-A-019.00 CO **TRACT #2:** 103-06-0-A-042.00 CO
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY TWO THOUSAND and NO/100 ($62,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MARY L. BUDSLICK,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **BRIAN P. BEATHARD,** hereinafter called the Grantee, his heirs and assigns forever, those certain parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT #1:

Unit No. B-7, of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed to Paul Budslick and wife, Mary L. Budslick from Two Mile Development Corporation, a Tennessee corporation, of record in Book 6750, page 608, Register's Office for Davidson County, Tennessee. The said Paul Budslick died leaving Mary L. Budslick as owner of fee simple title as surviving tenant by the entirety.

This is improved property known as Unit B-7, Dunham's Station Condominium, 246 White Bridge Road, Nashville, Tennessee 37209.

TRACT #2:

Unit No. E-4, of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed to Paul Budslick and wife, Mary L. Budslick from Two Mile Development Corporation, a Tennessee corporation, of record in Book 6750, page 663, Register's Office for Davidson County, Tennessee. The said Paul Budslick died leaving Mary L. Budslick as owner of fee simple title as surviving tenant by the entirety.

This is improved property known as Unit E-4, Dunham's Station Condominium, 246 White Bridge Road, Nashville, Tennessee 37209.

This conveyance is made subject to all matters and restrictions as contained in the Master Deed establishing a Horizontal Property Regime of Dunham's Station Condominium of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee; to all matters of Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except for lien of the 2001 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee her proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 28th day of December, 2001.

Mary L. Budslick

MARY L. BUDSLICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Mary L. Budslick, 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 seal, this 28th day of December, 2001.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $62,000.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 1/31/04

DAVID B. GUY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.