This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Daniel A. Beaird
440 Wingrove Street
Nashville, Tennessee 37203

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Franklin Mortgage Funding, Inc.
25800 Northwestern Hwy.,#875
Southfield, MI 48075

Davidson County DEEDWARR
Recvd: 03/11/02 11:11 2pgs
Fees:13.00 Taxes:259.37
20020311-0030046

MAP AND PARCEL:
MAP 105-11
PARCEL 40.00
06DA-18840

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Donna E. Drake, devisee of the Will of Ruby A. Dean, and as Administrator of the RUBY A. DEAN ESTATE hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Daniel A. Beaird, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Block "C" on the plan of the partition of the Mary E. Hamilton Lands, of record in Book 2, Page 94, Chancery Court at Nashville, being Lot No. 14 on the unrecorded plan of said Block "C" and parts of Blocks "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, County Surveyor, January 25, 1947, as follows:
>
> BEGINNING on the northerly margin of Wingrove Avenue at the southwest corner of Lot No. 15 on said plan conveyed to R. B. Balley and wife, by deed from Margaret H. Reamer, Trustee, of record in Book 2034, Page 270, said Register's Office; thence with the line between said lots Nos, 14 and 15 northwardly 150.3 feet; thence N86°59'W, 50 feet to the northeast corner of Lot No. 13 on said plan; thence with the line between said lots Nos. 13 and 14, S2°32'W, 150.4 feet to the northerly margin of said Wingrove Avenue; thence with said Avenue, S87°11'E, 50 feet to the beginning.
>
> BEING the same property conveyed to Harley C. Dean and wife, Ruby A. Dean by deed from R. B. Ballew and wife, Daisy B. Ballew, of record in Book 2039, Page 603, Register's Office for Davidson County, Tennessee. The said Harley C. Dean predeceased Ruby A. Dean, who has since died testate, naming Donna E. Drake as her sole beneficiary by Will admitted to Probate Court, Davidson County, Tennessee, Probate #2P-324.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantee.

Donna E. Drake, Administrator of the Estate of Ruby A. Dean joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

This is improved property known as 440 Wingrove Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Daniel A. Beaird, unmarried, his heirs and assigns, forever; and I, Donna E. Drake do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 5th day of March, 2002.

Donna E. Drake
Donna E. Drake, Administrator

Donna E. Drake
Donna E. Drake, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donna E. Drake the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of March, 2002.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 11-26-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Donna E. Drake 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, and who further acknowledged that she is the Administrator of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 5th day of March, 2002.

Dixie Seagraves
Notary Public

My Commission expires: 11-26-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,100.00.

Carol A. Bean
AFFIANT

Subscribed and sworn to before me this 5th day of March, 2002.

Dixie Seagraves
NOTARY PUBLIC
My Commission Expires: 11-26-2005