Davidson County DEEDWARR
Recvd: 08/12/02 10:37 2pgs
Fees:13.00 Taxes:444.00
20020812-0096930

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:
Mark Atkinson Trust
420 Coventry Drive
Nashville TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 147-2
PARCEL 112.00
06DU-37030

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, Mary E. Beachboard, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mark Atkinson Trust, hereinafter called the Grantee, its successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 162, on the Plan of Abbay Hall, Section 2, of record in Plat Book 2331, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to B. W. Beachboard and wife, Mary E. Beachboard, by deed from Loy Keith Elrod and wife, Nancy S. Elrod of record in Book 2708, Page 81, Register's Office for Davidson County, Tennessee. The said B. W. Beachboard having since died.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2331, Page 38, said Register's Office.

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

This is improved property known as 420 Coventry Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark Atkinson Trust, its successor and assigns, forever; and I, Mary E. Beachboard, a widow 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, its successor 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 9th day of August, 2002.

Mary E. Beachboard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary E. Beachboard, a widow the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 120,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of August, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004