39-03

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***229,900.00.

Affiant

Subscribed and sworn to before me this 13th day of December 2002.

Notary Public

My Commission Expires: 10,17-05

Davidson County DEEDWARR
Recvd: 12/17/02 13:48 2pgs
Fees:13.00 Taxes:850.63
20021217-0155497

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

KATHERINE BEASLEY
5111 Dakota Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

MBC
115 29th ave So
Nashville, TN
37212

MAP & PARCEL NOS.

MAP 103-3
PARCEL 87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***229,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, LAWRENCE HARTEKER and wife, MARY ANN NICHOLS, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto KATHERINE BEASLEY, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 100.0 feet of the northerly 150.0 feet of Block No. 19 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 19 fronts 100.0 feet on the southerly side of Dakota, formerly Fourth Avenue, and runs back between parallel lines with the easterly margin of 52nd Avenue, North, formerly 11th Street, 150.0 feet to an alley.

BEING the same property conveyed to Lawrence Harteker and wife, Mary Ann Nichols, by deed from Danny R. Murphy, a single person, of record in Book 11399, page 395, Register's Office for Davidson County, Tennessee.

This is improved property known as 5111 Dakota Avenue, Nashville, Tennessee 37209.

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

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of December, 2002.

LAWRENCE HARTEKER

MARY ANN NICHOLS

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 LAWRENCE HARTEKER and MARY ANN NICHOLS, the bargainors, 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 this 13th day of December, 2002.

Notary Public

My Commission Expires: 10.17.05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee