File #200330304

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29th~~ 2nd day of ~~May~~ June, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis C. Beardslee and Wanda J. Beardslee	Dennis C. Beardslee	Map: 53-03-132
(NAME) 1305 Elliston Street	(NAME) 1003 Clearview Drive	
(ADDRESS) Nashville TN 37138	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/09/03 16:42 2pgs
Fees:13.00 Taxes:266.40
20030609-0079518

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, PHILIP M. BRECKLER, MARRIED, AND ROBERT J. BRECKLER, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DENNIS C. BEARDSLEE AND WIFE, WANDA J. BEARDSLEE, hereinafter called the GRANTEES, their 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 all of Lot No. 80, on the Plan of the Village of Old Hickory, Section C, as shown by plat appearing of record in Plat Book 1424, Page 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Philip M. Breckler, married, and Robert J. Breckler, a single man, as joint tenants with full rights of survivorship, by Warranty Deed of record in Instrument No. 20020306- 0028024, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 1727, Page 322; Right- of- Way Easement of record in Book 626, Page 556; Easements of record in Book 576, Page 664, Book 662, Page 743, and Book 735, Page 417, and, any and all matters shown on plat of record in Plat Book 1424, Page 66; all in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Unimproved ( )
This is improved (X) property, known as 1305 Elliston Street, Nashville, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this ~~29th~~ 2nd day of ~~May~~ June, 2003.

Philip M. Breckler

Robert J. Breckler

STATE OF Tennessee

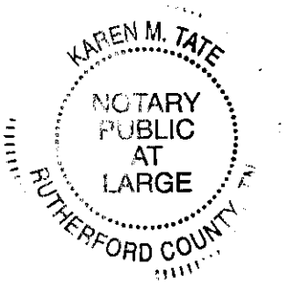
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Philip M. Breckler, married, and Robert J. Breckler, a single man, as joint tenants with full rights of survivorship who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of ~~May~~ June, 2003.

Notary Public

My Commission Expires: 5-25-05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167