THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 06/10/03 09:48 2pgs
Fees:13.00 Taxes:76.78
20030610-0079707

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Frank E. Beasley, et ux 112 Lorraine Ave. Nashville, TN 37207	Same as New Owner	Map 81-11 Parcel 66

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PEGGY ANN PARDUE, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto FRANK E. BEASLEY and wife, DOROTHY M. BEASLEY, hereinafter referred to as 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 Lot No. 307 on the Map of J. M., T. J. and G. W. Harding's Subdivision of record in Book 21, page 80, in the Register's office for Davidson County, Tennessee.
>
> Said Lot No. 307 fronts 50 feet on the easterly side of 22nd Avenue, North, formerly Alama Street, and runs back between parallel lines 158 feet to an alley.
>
> BEING a part of the same property conveyed to Peggy Ann Pardue, a widow, by Quitclaim Deed from Ronald S. Pardue and wife, Nancy Sue Pardue, of record in Instrument No. 20011228-0144222, said Register's Office.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 1740 22nd Avenue North, Nashville, Tennessee 37208.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as shown on the Plan of Record in Book 21, page 80, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

PEGGY ANN PARDUE, a single woman

"GRANTEES"

FRANK E. BEASLEY

DOROTHY M. BEASLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY ANN PARDUE, a single woman and FRANK E. BEASLEY and wife, DOROTHY M. BEASLEY, 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, at office, this the 5th day of June, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE } My Commission Expires Dec. 6, 2005
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,750.00.

Affiant

Sworn to and subscribed before me, this the 5th day of June, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005