THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 21050**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Dietmar Bisch Affiant Subscribed and sworn to before me, this 27th day of JUNE, 2003. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner: Mr. Dietmar Bisch and Ms. Dorota Z. Bratko 5917 Sedberry Road Nashville, TN 37205	**Send Tax Bills To:** Same	**Tax Information:** MAP 116-09 PAR 034 FB 08DZ 73960

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RALPH DOUGLAS BEAM AND CYNTHIA BEAM, BOTH UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DIETMAR BISCH AND WIFE, DOROTA Z. BRATKO ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5917 Sedberry Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of JUNE, 2003.

Ralph Douglas Beam
RALPH DOUGLAS BEAM

Cynthia Beam
CYNTHIA BEAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RALPH DOUGLAS BEAM AND CYNTHIA BEAM, 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 27th day of JUNE, 2003.

My Commission Expires: 11/29/03

Notary Public

PICK-UP

Davidson County DEEDWARR
Recvd: 06/30/03 10:42 2pgs
Fees:13.00 Taxes:1794.50
20030630-0089822

NOTARY PUBLIC AT-LARGE STATE OF TENNESSEE GERALD G PATTERSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 328 on the Plan of Section 12, Hillwood Estates, as of record in Plat Book 2663, page 109, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ralph Douglas Beam and wife, Cynthia Beam by deed dated June 2, 1997 from Jerome S. Klein, Trustee and Miriam B. Klein, Trustee of record in Book 10479, page 878, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2663, page 109, said Register's Office.