Davidson County DEEDWARR
Recvd: 09/19/03 10:36 7pgs
Fees:38.00 Taxes:407.00
20030919-0138881

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: James Thomas Beuerlein, Mary B. Hardwick, John J. Beuerlein and Joseph Murray Beuerlein, heirs of the Estate of Joseph John Beuerlein (collectively "GRANTOR")

TO: Wayne Hardwick and wife, Mary B. Hardwick (collectively "GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	PARCEL ID:
328 East Thompson Lane Nashville, Tennessee 37211	Wayne Hardwick and Mary Hardiwck 4168 Murfreesboro Road Antioch, Tennessee 37013	11904010900

SPECIAL WARRANTY DEED

WHEREAS, Joseph J. Beuerlein and wife, Louise Beuerlein, are the current owners of record of the property described below (the "Property");

WHEREAS, Louise Beuerlein died on or about December 19, 1989, and the Property passed to her husband, Joseph J. Beuerlein;

WHEREAS, Joseph J. Beuerlein died testate on December 15, 2001, and his Last Will and Testament was duly probated in file number 03P609 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division;

WHEREAS, James Thomas Beuerlein, Mary B. Hardwick, John N. Beuerlein, and Joseph Murray Beuerlein are the beneficiaries under said Last Will and Testament and have signed affidavits attesting to their being the beneficiaries, said affidavits being attached as Exhibits "A", "B ", "C" and "D" respectively, to this deed;

WHEREAS, in accordance with the terms of the Last Will and Testament of Joseph J. Beuerlein, the Property passed to James Thomas Beuerlein, Mary B. Hardwick, John N. Beuerlein, and Joseph Murray Beuerlein;

WHEREAS, the undersigned, James J. Beuerlein, the Property passed to James Thomas Beuerlein, Mary B. Hardwick, John N. Beuerlein, and Joseph Murray Beuerlein desire to assign and transfer their interest in the Property to Wayne Hardwick and wife, Mary B. Hardwick;

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and No/100's Dollars ($110,000.00) cash in hand paid by the Wayne Hardwick and wife, Mary B. Hardwick, James Thomas Beuerlein, Mary B. Hardwick, John N. Beuerlein, and Joseph Murray Beuerlein, heirs of the estate of Joseph John Beuerlien, have bargained and sold, and by these presents do transfer and convey unto the said Wayne Hardwick and wife, Mary B. Hardwick, theirs heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 123 on the Map of Section Three Glencliff Estates, as of record in Book 1424, Pge 1, Register's Office for said County.

SAID Lot No. 123 fronts 100 feet on the southerly side of Thompson Lane and runs back between parallel lines 270 feet to a dead line.

BEING the same property conveyed to Joseph J. Beuerlein (deceased) and wife, Louise Beuerlein (deceased) from Helen B. Wright, by Warranty Deed dated January 4, 1956, of record in Book 2488, Page 73, in the Register's Office for Davidson County, Tennessee.

THE above described property is being conveyed subject to restrictions of record in Book 1300, page 290, which were made applicable by an instrument of record in Book 1361, page 432, and being amended in Book 1760, page 101, said Register's Office.

This is improved property known as 328 East Thompson Lane, Nashville, Tennessee 37211.

Payment of Real Property Taxes is assumed by GRANTEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wayne Hardwick and wife, Mary B. Hardwick, their heirs, successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that it has done nothing to impair the title as received by GRANTOR, and it will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 19th day of August, 2003.

James T. Beuerlein
James Thomas Beuerlein

Mary B. Hardwick
Mary B. Hardwick

John N. Beuerlein
John N. Beuerlein

Joseph Murray Beuerlein
Joseph Murray Beuerlein

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared James Thomas Beuerlein, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 20 day of August, 2003.

Regina M. Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC TENNESSEE

My Commission Expires: 9/24/05

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Mary B. Hardwick, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 14th day of August, 2003.

Cynthia L. Parrish
Notary Public

CYNTHIA L. PARRISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: Jan. 31, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared John N. Beuerlein, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 25th day of August, 2003.

Cynthia L. Parrish
Notary Public

CYNTHIA L. PARRISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: Jan. 31, 2004

EXHIBIT "C"

AFFIDAVIT OF INHERITANCE FOR JOHN N. BEUERLEIN

I, the undersigned, of Mt. Juliet, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Mt. Juliet, Wilson County, Tennessee.

(2) My mother, Louise Beuerlein, died on or about December 19 1989, leaving the property to my father, Joseph J. Beuerlein.

(3) My father, Joseph J. Beuerlein, died on December 15, 2001.

(4) At the time of his death my father was the owner of the real property located in the attached quitclaim deed. The undersigned, being a child and surviving heir of the deceased, received a one-fourth undivided interest in said property in accordance with the terms of the Last Will and Testament of Joseph J. Beuerlein.

(5) The actual consideration paid for this transfer is none ($0.00).

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his name.

August 25, 2003
Date

John N. Beuerlein
John N. Beuerlein

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John N. Beuerlein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 25th day of August, 2003.

Cynthia P. Parrish
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission expires: Jan. 31, 2004

EXHIBIT "D"

AFFIDAVIT OF INHERITANCE FOR JOSEPH MURRAY BEUERLEIN

I, the undersigned, of Nashville, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Nashville, Davidson County, Tennessee.

(2) My mother, Louise Beuerlein, died on or about December 19, 1989, leaving the property to my father, Joseph J. Beuerlein.

(3) My father, Joseph J. Beuerlein, died on December 15, 2001.

(4) At the time of his death my father was the owner of the real property located in the attached quitclaim deed. The undersigned, being a child and surviving heir of the deceased, received a one-fourth undivided interest in said property in accordance with the terms of the Last Will and Testament of Joseph J. Beuerlein.

(5) The actual consideration paid for this transfer is none ($0.00).

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his name.

aug 19
Date

Joseph Murray Beuerlein
Joseph Murray Beuerlein

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Murray Beuerlein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 19th day of August, 2003.

Cynthia L. Parrish
Notary Public

My Commission expires: Jan. 31, 2004

CYNTHIA L. PARRISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

AFFIDAVIT OF INHERITANCE FOR JAMES THOMAS BEUERLEIN

I, the undersigned, of Franklin, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Franklin, Williamson County, Tennessee.

(2) My mother, Louise Beuerlein, died on or about December 19, 1989 leaving the property to my father, Joseph J. Beuerlein.

(3) My father, Joseph J. Beuerlein, died on December 15, 2001.

(4) At the time of his death my father was the owner of the real property located in the attached quitclaim deed. The undersigned, being a child and surviving heir of the deceased, received a one-fourth undivided interest in said property in accordance with the terms of the Last Will and Testament of Joseph J. Beuerlein.

(5) The actual consideration paid for this transfer is none ($0.00).

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his name.

Aug 20 2003
Date

James T. Beuerlein
James Thomas Beuerlein

REGINA M. KEITH NOTARY PUBLIC TENNESSEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Thomas Beuerlein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 20 day of August 2003.

Regina M. Keith
Notary Public

My Commission expires: 9/24/05

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Joseph Murray Beuerlein, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 19th day of August, 2003.

Notary Public

My Commission Expires: Jan. 31, 2004



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this 19th day of August, 2003.

Notary Public

My Commission Expires: Jan. 31, 2004

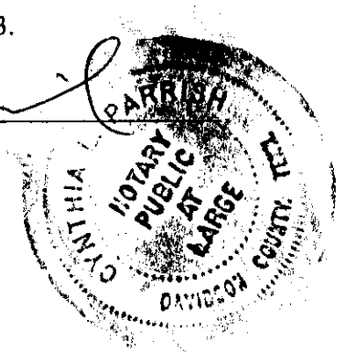


EXHIBIT "B"

AFFIDAVIT OF INHERITANCE FOR MARY B. HARDWICK

I, the undersigned, of Antioch, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Antioch, Davidson County, Tennessee.

(2) My mother, Louise Beuerlein, died on or about December 19, 1989, leaving the property to my father, Joseph J. Beuerlein.

(3) My father, Joseph J. Beuerlein, died on December 15, 2001.

(4) At the time of his death my father was the owner of the real property located in the attached quitclaim deed. The undersigned, being a child and surviving heir of the deceased, received a one-fourth undivided interest in said property in accordance with the terms of the Last Will and Testament of Joseph J. Beuerlein.

(5) The actual consideration paid for this transfer is none ($0.00).

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her name.

Aug 19, 2003
Date

Mary B Hardwick
Mary B. Hardwick

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary B. Hardwick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 19th day of August, 2003.

Cynthia L Parrish
Notary Public

CYNTHIA L PARRISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN.

My Commission expires: Jan. 31, 2004