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Davidson County DEEDWARR
Recvd: 09/29/03 15:39 2pgs
Fees:13.00 Taxes:432.53
20030929-0143642

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Belltower Investments, Inc.
c/o Keith Kirkland
One Call Services, Inc.
124 Space Park Drive
Nashville, TN 37211

SEND TAX BILL:
New Owner

MORTGAGEE:
N/A

MAP AND PARCEL:
Map 118-1
Parcel 323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dorothy Ann Beaird, unmarried and Robert E. Beaird, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Belltower Investments, Inc.**, ("Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly half of Lot No. 153 on the plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 153 which is a corner tract, fronts 51 feet on the southerly margin of Montrose Avenue, formerly Bethel Street and extends back along the westerly margin of 9th Avenue South, formerly Duke Street, 95 feet on the easterly line and 51 feet 9 inches on the southerly line along the northerly margin of an alley and 102.8 feet, more or less, on the westerly line, to a point of intersection.
>
> Being the same property conveyed to Dorothy Ann Beaird and Robert E. Beaird, Tenants in Common, by deed of record as Instrument Number 20020627-0077360, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 901 Montrose Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 26 day of September, 2003.

Dorothy ann Beaird
Dorothy Ann Beaird

Robert E. Beaird
Robert E. Beaird

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Dorothy Ann Beaird and Robert E. Beaird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26 day of September, 2003.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $116,900.00.

Keith Kirkland
AFFIANT

Subscribed and sworn to before me
this 26 day of September, 2003.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07