THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

Martin Starr
Affiant

Subscribed and sworn to before me, this 9th day of December, 2003

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 12/12/03 10:05 2pgs
Fees:13.00 Taxes:333.00
20031212-0178283

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARTIN L. STARR 149 39th Avenue, North Nashville, Tennessee 37209	SAME	MAP 104-1 PARCEL 195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND NO/100---------- ---------- ($ 90,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JUANITA H. BEARD, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MARTIN L. STARR, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 47 on the Plan of Westgrove Subdivison as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

SAID Lot No. 47 fronts 50.0 feet on the westerly side of 39th Avenue, North, and runs back between parallel lines 160.0 feet to an alley on which it measures 50.0 feet.

BEING the same property conveyed to James W. Beard and wife, Juanita H. Beard, by deed from Edward O. Wall and wife, Mabel Wall, of record in Book 4277, page 420, Register's Office for Davidson County, Tennessee; the said James W. Beard having since died.

This is improved property known as 149 39th Avenue, North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Westgrove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 9th day of December, 2003.

Juanita H Beard

JUANITA H. BEARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUANITA H. BEARD, UNMARRIED, the bargainor___, with whom I am personally acquainted (or 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 this 9th day of December, 2003.

My Commission Expires: October 12, 2005

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public