THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22288-01-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 12th day of February, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Damon W. Drake Kimberly L. Drake 95 Blackburn Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.130.02 Parcel No. 062.00

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, **Michael D. Beisel and wife, Shannon A. Beisel**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Damon W. Drake and wife, Kimberly L. Drake** ("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 95 Blackburn Avenue, Nashville, TN 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 the 12th day of February, 2004.

Michael D. Beisel

Shannon A. Beisel

Davidson County DEEDWARR
Recvd: 02/23/04 15:50 2pgs
Fees:13.00 Taxes:2775.00
20040223-0020527

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael D. Beisel and Shannon A. Beisel**, 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 12th day of February, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 101, Bransford Realty Company's Belle Meade Golf Links as of record in Plat Book 6200, page 352, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Together with an easement for driveway purposes of record in Book 8003, page 323, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. Beisel and wife, Shannon A.W. Beisel by deed dated January 4, 1993 from Union Planters National Bank, Successor in interest to Fidelity Federal of record in Book 8839, page 976, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictive covenant for detached structure of record in Instrument No. 20020723-0088314, Register's Office for Davidson, County, Tennessee;
3) Easement for fence encroachment of record in Book 8839, page 979, Register's Office for Davidson County, Tennessee;
4) Easement for driveway of record in Book 8003, page 323, Register's Office for Davidson County, Tennessee;
5) All matters appearing on the Plan of record in Plat Book 6200, page 352, Register's Office for Davidson County, Tennessee.