WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/04 13:51 2pgs
Fees:13.00 Taxes:721.50

20040304-0024764

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Amanda Lefmor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February 20 04

Lindsay M. Lopez
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE LINDSAY M. LOPEZ

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William J. Vonschipmann, III	Churchill Mortgage Corporation	MAP #95-8
(NAME)	(NAME)	
149 Spring Valley Road	761 Old Hickory Blvd.; Suite 401	PARCEL #112
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nelle B. Beazley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Vonschipmann, III, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lots Nos. 6 and 7 on the unrecorded Map of the Resubdivision of Lots Nos. 71, 73, to 76 inclusive, and Lots Nos. 105 and 106, on the Plan of Bluefields, of record in Book 843, Page 34, Register's Office for said County, and described according to a survey made by Z. J. Wilkinson, Surveyor, May 24, 1952, as follows:

BEGINNING at a point in the north margin of Spring Valley Road at the corner of Lots Nos. 5 and 6, which is 18 feet east of the original corner of Lots Nos. 74 and 106 on said recorded plan; thence northerly 322 feet to a point in the south line of Lot No. 68, which is 5 feet east of the original corner of Lots Nos. 74 and 106; thence with the South line of Lot No. 68, westerly 120 feet to a point at the common corner of Lots Nos. 68 and 69; thence southerly 359 feet to the north margin of Spring Valley Road at a point which is 20 feet west of the corner of Lots Nos. 105 and 106; thence with the margin of Spring Valley Road easterly 200 feet to the point of beginning.

INCLUDED, BUT SPECIFICALLY EXCLUDED FROM THE ABOVE CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

A tract or parcel of land lying in the First Civil District, Davidson County, Tennessee, said tract or parcel of land being part of Lot No. 6, on the

CONTINUED

unimproved ( )
This is improved (X) property, known as 149 Spring Valley Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of February, 20 04

Nelle B. Beazley by William Cooper Beazley, Attorney in Fact

By: William Cooper Beazley, Attorney-in-Fact

LEGAL DESCRIPTION CONTINUATION

unrecorded Map of the resubdivision of Lots Nos. 71, 73 to 76 inclusive and Lots 105 and 106, on the Plan of the Bluefields, as of record in Plat Book 843, Page 34, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the common rear corner of Lot No. 5 and Lot No. 6 on the aforesaid unrecorded Map, said point being the northeasterly corner of the property being described in Deed Book 4284, Page 310, and the northwesterly corner of the property being described in Deed Book 2394, Page 51, Register's Office for Davidson County, Tennessee; thence running with the common line of said Lots No. 5 and 6, southerly 74 feet, more or less to a point in the common line of said tracts; thence leaving the common line of Lots No. 5 and 6, westerly, 50 feet, more or less to a point; thence in a northerly direction, 77 feet, more or less to a point in the northerly line of Lot No. 6; thence with the northerly line of said Lot No. 6 in an easterly direction 47 feet, more or less to the point of beginning.

Being part of the same property conveyed to Luthur A. Beazley and wife, Nelle B. Beazley, as tenants by the entirety, by deed from Luthur A. Beazley of record in Book 4284, Page 310, said Register's Office. See also deed of record in Book 2144, Page 585, said Register's Office. (The said Mary C. Beazley now being deceased). LESS AND EXCEPT that property conveyed to W.B. Wadlington and wife, Anna V. Wadlington by deed from Luthur A. Beazley and wife, Nelle B. Beazley of record in Book 7343, Page 634, said Register's Office. The said Luther A. Beazley now being deceased.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 34, said Register's Office; and (3) Agreement and Dedication of Easement for Tennis Court of record in Book 9457, Page 915 and Book 11708, Page 419, said Register's Office; Agreement and Easement of Tennis Court of record in Book 2644, Page 249, said Register's Office.

Power of Attorney of record in Instrument 20040225-0021183, said Register's Office.

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William Cooper Beazley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Nelle B. Beazley (a/k/a Nelle Ballentine Beazley) as her Attorney in Fact as the free act and deed of the within named Nelle B. Beazley.

Witness my hand and official seal at Montgomery Tennessee the 27 day of February, 2004.

My Commission Expires: 5-16-2005

Kim B Rutherford
NOTARY PUBLIC