(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of March, 2004.

Notary Public

My Commission Expires: 11/4/05

THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/31/04 15:14 2pgs
Fees:13.00 Taxes:536.50
20040331-0036457

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rosslyn N. Beard
5128 Stallworth Drive
Nashville, Tennessee 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 146-16-0-190.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jarrod S. Randle, Jr. and wife, Elizabeth R. Randle** hereinafter referred to as Grantors, hereby transfers and conveys to **Rosslyn N. Beard, an unmarried woman,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot. No. 165 Brentwood Hall Subdivision, Section VI, as of record in Plat Book 2331, Page 20, said Register's Office.

Said Lot No. 165, fronts 185 feet on the West side of Stallworth Drive and runs back 190.6 feet on the north side and 141 feet on the south side to a line measuring 50.3 feet thereon.

Being the same property conveyed to Jarrod S. Randle and wife, Elizabeth R. Randle by Warranty Deed from Bette J. White, Sole Heir of Estate of Anorth C. Olsen, of record at Instrument No. 20000602-0054882, Register's Office for Davidson County, Tennessee, dated May 31, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

This conveyance is subject to all easements, restrictive convenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5128 Stallworth Drive, Nashville, Tennessee 37220.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of March, 2004.

Jarrod S. Randle, Jr.

Elizabeth R. Randle

Elizabeth R. Randle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jarrod S. Randle, Jr. and Elizabeth R. Randle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2004.

Notary Public

My Commission Expires: 11/2/08

