This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 04/22/04 12:00 2pgs
Fees:13.00 Taxes:129.50
20040422-0045751

ADDRESS NEW OWNER:
Larry R. McGowan and Mary F. McGowan
6628 Nolensville Road
BRENTWOOD TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 148-6
PARCEL 44.00
05DU-2111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Anita June Beard now Bryant, Wayne G. Beard, Jr., Lisa Louise Beard Smith, Jennifer Donyell Beard Tunks, Marna Lorraine Beard Gullette and Dewanda Faye Beard Owens, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry R. McGowan and wife, Mary F. McGowan, 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:

BEING Lot No. 44, on the Plan of Murray Heights, of record in Plat Book 2663, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Wayne G. Beard and wife, Anita June Beard, by deed from James Roy Newman and wife, Norma Jane Newman of record in Book 4904, Page 530, Register's Office for Davidson County, Tennessee. The parties having since divorced retaining and one-half undivided interest each. Wayne G. Beard, having since died intestate on December 12, 1996, a resident of Williamson County, Tennessee, and is survived by his children, Wayne G. Beard, Jr., Lisa Louise Beard Smith, Jennifer Donyell Beard Tunks, and Marna Lorraine Beard Gullette and Dewanda Faye Beard Owens, as to his one-half undivided interest, as evidenced by Affidavits of Heirship being recorded simultaneously herewith. * 20040422-0045750

This is the same description as in previous deed of record.

Taxes for 2004 have been pro-rated and assumed by Grantees.

THIS conveyance subject to such easements and setback lines of record Book 2663, Page 37; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6171, Page 882, said Register's Office.

This is improved property known as 3816 East Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry R. McGowan and wife, Mary F. McGowan, their heirs and assigns, forever; and we, Anita June Beard now Bryant, Wayne G. Beard, Jr., Lisa Louise Beard Smith, Jennifer Donyell Beard Tunks, Marna Lorraine Beard Gullette and Dewanda Faye Beard Owens 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of April, 2004.

Anita June Beard Bryant

Wayne Gordon Beard Jr.

Lisa Louise Beard Smith,

Jennifer Donyell Beard Tunks,

Marna Lorraine Beard Gullette

Dewanda Faye Beard Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anita June Beard now Bryant, Wayne G. Beard, Jr. the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of April, 2004.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lisa Louise Beard Smith, Jennifer Donyell Beard Tunks, and Marna Lorraine Beard Gullette and Dewanda Faye Beard Owens, 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 and official seal at Nashville, Tennessee, this the 14th day of April 2004.

NOTARY PUBLIC

My commission expires: 7-29-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of April, 2004.

NOTARY PUBLIC
My Commission Expires: