Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/11/04 12:21 2pgs
Fees:13.00 Taxes:351.50
20040611-0069443

39-B
File #04-1240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond E. Davis and wife, Jo Ann Davis** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judge Bean, Inc.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 13 on the plan of Joseph W. Horton's property, as of record in Plat Book 1, page 44, Chancery Court at Nashville, described as follows:

Beginning on the southerly margin of Wedgewood Avenue at the northwest corner of the property conveyed to Mrs. Tony (A.J.) St. Charles by deed from Nellie St. Charles and husband, of record in Book 1236, page 254, Register's Office for said County, thence with said Avenue, westwardly 75 feet; thence southwardly 167.6 feet; thence eastwardly 75 feet to a point 75 feet of Hick's corner; thence northwardly 167.6 feet to the beginning.

Being the same property conveyed to Raymond E. Davis and wife, Jo Ann Davis by Quitclaim Deed dated August 7, 2003 of record as Instrument No. 20030808-0113223, Register's Office for Davidson County, Tennessee. Said Raymond E. Davis and Jo Ann Davis having appointed Raymond E. Davis, Jr. as their Attorney in Fact by Durable General Power of Attorney of record as Instruments No. 20030805-0110734, and No. 20030805-0110735, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 613 Wedgewood Avenue, Nashville TN 37203 .

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of June, 2004

Raymond E Davis by Raymond E Davis Jr Atty in fact
Raymond E. Davis

Jo Ann Davis by Raymond E Davis Jr atty in fact
Jo Ann Davis

By: Raymond E Davis Jr
Raymond E. Davis, Jr., Atty in Fact

By: Raymond E Davis Jr
Raymond E. Davis, Jr., Atty in Fact

State of Tennessee)
County of Davidson)

On this 9th day of June, 2004, before me the undersigned, a Notary Public in and for said County and State, before me personally appeared Raymond E. Davis, Jr., to me known to be the person who executed the foregoing instrument in behalf of the within named Raymond E. Davis and wife, JoAnn Davis, the bargainor(s), acknowledged that such person executed the same as the free act and deed of said Raymond E. Davis and Jo Ann Davis.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 95,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of June, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Judge Bean, Inc.
611 Wedgewood Avenue
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
105-11-237