Return to:
Forsythe Title
2525 West End Ave Ste 350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 08/09/04 09:16 3pgs
Fees:18.00 Taxes:3219.00
20040809-0095518

This Instrument Prepared by:

Scott C. Williams, Esq.
MANIER & HEROD,
a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9370

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $870,000.

Michael Ted Beyer

Michael Ted Beyer, Grantee

Michael Ted Beyer for Peggy Anne Beyer as Attorney in Fact

Peggy Anne Beyer, Grantee

Sworn and subscribed to before me this 6 **day of** August **, 2004.**

My Commission Expires: _____

Kate Rosenthal
Notary Public

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES JUNE 14 2006

SPECIAL WARRANTY DEED

ADDRESS OF OWNERS:
MICHAEL TED BEYER,
PEGGY ANNE BEYER
5314 CONTRACT DR.
NASHVILLE TN. 37215

SEND TAX BILLS TO:
Same

MAP/PAR. NO.
Map-93
Group 08
Parcel-79

FOR AND IN CONSIDERATION of the sum of Eight Hundred Seventy Thousand Dollars ($870,000), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HUMMCO ENTERPRISES, LLC, a Tennessee limited liability company, successor-by-conversion to Hummco Enterprises, L.P. (hereinafter referred to as "Grantor"), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto MICHAEL TED BEYER and PEGGY ANNE BEYER

(hereinafter referred to as "Grantees"), their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> BEGINNING at an existing iron rod located in the northerly right-of-way line of Davidson Street, 80 feet in width, at a corner common with the property of Sinclair & Valentine, L.P., as of record in Deed Book 7166, page 330, at the register's office for Davidson County, Tennessee; thence leaving the northerly right-of-way line of Davidson Street with the easterly property line of Sinclair & Valentine, L.P., north 13 deg 00 min 00 sec west, 274.94 feet to an existing iron rod in the southerly property line of Jesse Ray Mayo, Jr., as of record in deed book 8545, page 746, at the Register's Offices for Davidson County, Tennessee; thence with the southerly property line of Jessie Ray Mayo, Jr., north 77 deg 02 min 34 sec east, 261.34 feet to an existing iron rod in the westerly right-of-way line of South Sixth Street, 50 feet in width; thence with the westerly right-of-way line of South Sixth Street, south 25 deg 28 min 45 sec east,261.40 feet to an existing iron rod; thence with a curve to the right, along an arc length of 65.45 feet, the central angle of which is 107 deg 08 min 45 sec, the radius of which is 35.00 feet, the chord of which is south 28 deg 05 min 38 sec west, 56.32 feet to an iron rod set, in the northerly right-of-way line of said Davidson Street; thence with the northerly right-of-way line of Davidson Street, south 81 deg 40 min 00 sec west, 281.74 feet to the point of beginning. Containing 83,981 square feet or 1.928 acres more or less. The foregoing according to the survey dated November 2, 2001, by R. Scott Cherry, Registered Land Surveyor, Tennessee No. 1512
>
> Being the same property conveyed to Hummco Enterprises, L.P. (now known as Hummco Enterprises, LLC pursuant to Articles of Conversion filed with the Offices of the Tennessee Secretary of State on January 31, 2002, and recorded in the Offices of the Register of Deeds for Davidson County, Tennessee, as Instrument No. 20020131-0014010) by Special Warranty Deed dated December 29, 2001, from Karen R. Miller, Trustee of GST Taxable Marital Trust Under Will of Larry Jack Miller, of record as Instrument No 20020108-0002742 in the offices of the Register of Deeds for Davidson County, Tennessee.
>
> This is improved property known as 505/515 Davidson Street, Nashville, Davidson County, Tennessee 37213.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof.

To HAVE AND TO HOLD the said land, with appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple,

has a good right to convey it. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises. GRANTOR WARRANTS TITLE TO THE ABOVE-DESCRIBED REAL PROPERTY ONLY AGAINST ALL PERSONS CLAIMING UNDER GRANTOR, BUT NOT ANY FURTHER OR OTHERWISE.

Whenever used, the singular number 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 hereunto set its hand as of this 6TH day of AUGUST, 2004.

HUMMCO ENTERPRISES, LLC-Grantor

By: R B. Hall
Ross B. Hummell, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Ross B. Hummell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person herein described, and who upon oath, acknowledged himself to be the Chief Manager of HUMMCO ENTERPRISES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as Chief Manager of such company acknowledged that he executed the within instrument for the purpose therein contained, for and on behalf of the company.

WITNESS MY HAND, at office, this 6 day of August, 2004.

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXPIRES NOV. 14 2006

Notary Public
My Commission Expires: _____