Davidson County DEEDWARR
Recvd: 08/10/04 11:05 3pgs
Fees:18.00 Taxes:765.90
20040810-0096437

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-576242**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Second day of August, 2004**, by and between **Andrew G. Gaertner and Vicki J. Gaertner, husband and wife**, parties of the first part, and **Jeff R. Beierlein**, party of the second part, *and wife, Pamela M. Beierlein

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 73, STONEMEADE, SECTION I, as shown on plat of record in Plat Book 6900, Pages 800 and 801, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew G. Gaertner and wife, Vicki J. Gaertner by deed from Barbara Helen Graf Fincher and husband Niklaus B. Fincher of record in Book 10979, page 410, Davidson Co. Register's Office.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **155-15-0-A 073.00 CO**

X Improved OR

Unimproved property located at: **4709 Holly Springs Road, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

576242

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Andrew G. Gaertner
by his attorney in fact
Vicki J. Gaertner

Andrew G. Gaertner

Vicki J. Gaertner

Vicki J. Gaertner

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared ~~**Andrew G. Gaertner and**~~ **Vicki J. Gaertner,** ~~**Husband and wife**~~ to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Second day of August, 2004.**

Sharon R. Riney

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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Owner's Name: **Jeff R. Beierlein**

and Address: **4709 Holly Springs Road**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Bank of America
900 West Trade Street
Charlotte, NC 28255

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TN: COUNTY OF WILLIAMSON
On this 2nd day of August, 2004, before me personally appeared Vicki J. Gaertner, to me known to be the person who executed the foregoing instrument in behalf of Andrew G. Gaertner as his attorney in fact and acknowledged that she executed the same as the free act and deed of said Andrew G. Gaertner.

My commission expires:
5-27-07

Sharon R. Riney
Notary PUblic

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$207,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Second day of August, 2004.**

Notary Public

My Commission Expires: 5-27-04