STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $190,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of January, 2005.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES: March 22, 2008

STEPHEN E. GRAUBERGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/20/05 12:13 4 pgs
Fees:23.00 Taxes:703.00

20050120-0007428

ADDRESS NEW OWNER:
William Lawrence Beard,
William Lawrence Beard, Jr. and wife,
Deana Marci Beard
C-113, 5039 Hillsboro Rd.
Nashville, Tennessee 37215

SEND TAX BILL TO:
Same

Map: 131-5, Parcel: 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ben H. Paty and wife, Nina S. Paty, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto William Lawrence Beard, William Lawrence Beard, Jr. and wife, Deana Marci Beard, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as Unit No. C-113, 5039 Hillsboro Road, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, their heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand this 19 day of January, 2005.

GRANTOR:

Ben H. Paty

Nina S. Paty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Ben H. Paty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of January, 2005

Notary Public

STEPHEN E. GRAUBERGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES: March 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Nina S. Paty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of January, 2005

Notary Public

STEPHEN E. GRAUBERGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES: March 22, 2008

EXHIBIT A
Real Property Description

Being Unit No. C-113 on the Plan of Section One, Jefferson Square Townhouses, Condominium Apartments, a Horizontal Property Regime, of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4731, page 332 as amended in Book 5826, page 693, Book 8550, page 3, all in said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341 as amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179 and Book 8550, page 973; and By-Laws of record in Book 8231, page 418 and Book 9276, page 249, all in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ben H. Paty and wife, Nina S. Paty by deed from Reese L. Smith, Jr. and Harry M. Rowland, Trustees, of record in Book 4736, page 736, Register's Office for Davidson County, Tennessee, dated 8/10/73.

EXHIBIT B

Permitted Exceptions

1. City and/or County Taxes for the year 2005 and subsequent years: A lien, not yet due or payable.
2. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 12, Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 4731, page 332 as amended in Book 5826, page 693, Book 8550, page 3, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 4731, page 341 as amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, and Book 8550, page 973; and By-Laws of record in Book 8231, page 418 and Book 9276, page 249, all in said Register's Office.
5. Charter of record in Book 8556, page 701, as amended in Instrument No. 200002090013274 and application for cancellation of record in Instrument No. 200002090013275, all in said Register's Office.
6. Grant of Overhead Line Easement to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20020122-0008268, said Register's Office.
7. Subject to lien for special assessments as contained in the Master Deed.
8. Subject to rights of others in and to the common areas and/or elements.