Davidson County DEEDWARR
Recvd: 03/24/05 10:18 2 pgs
Fees:13.00 Taxes:629.00
20050324-0032012

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20296G

MAP/GROUP/PARCEL:
83-5/373

NEW OWNER'S NAME AND ADDRESS:
Brian and Barbara Bequette
802 North 14th Street
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **BRENT HAESLER, AN UNMARRIED MAN**, hereinafter called Grantor, do hereby transfer and convey unto **BRIAN BEQUETTE AND BARBARA T. BEQUETTE, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being part of Lots Nos. 4 and 5, Block 1, on the corrected Plan of T.P. Weakley's Subdivision of Block 1, 2 & 3, as shown on plat of record in Plat Book 421, page 50, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of 14th Street, formerly Tulip Grove Avenue, and the first alley south of Franklin Avenue, and running thence with the easterly margin of said street northwardly 100 feet; thence eastwardly and parallel with the southerly margin of Franklin Avenue 124.6 feet; thence southwardly parallel with and 34.2 feet easterly from the dividing line between said two lots 100 feet, more or less, to the northerly margin of said alley; thence with the northerly margin of said alley westwardly 148.7 feet to the beginning.

The subject property is improved property commonly known as 802 North 14th Street, Nashville, TN 37206.

BEING the same property conveyed to Grantor herein by deed of record in Instrument 20041207-0145956, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind themselves, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Brent Haesler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Brent Haesler, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE in Nashville, Tennessee, on this the 22nd day of March 2005.

NOTARY PUBLIC
My Commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $170,000.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of March 2005.

NOTARY PUBLIC
My Commission expires:

FREDERICK N. MAXWELL
NOTARY PUBLIC OF TENNESSEE
WILLIAMSON COUNTY, TN
My Commission Exp. Nov. 10, 2008