Return to: Smith, Shofar, Assoc
846 Conference Dr Ste 4
Goodlettsville, TN 37072

This instrument prepared by:
Brenda R. Lehman
Attorney at Law and employee of
First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

File No.: **2114-795713**

Davidson County DEEDWARR
Recvd: 04/19/05 14:44 3 pgs
Fees:18.00 Taxes:1073.00
20050419-0043566

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of April, 2005, by and between **James B. Beasley and wife, Sherril D. Beasley**, parties of the first part, and **David Hartmann and wife, Molly Cripps**, party of the second part,

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:

Land in Davidson County, Tennessee, being Lot 67, BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as shown on plat of record in Plat Book 421, Page 7, 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 by Quitclaim Deed from Morris Levine, Executor of the Estate of Paul P. Calcian, deceased, to James B. Beasley, as recorded on the 15th day of December, 1995 in Book 9889, Page 943, in the Register's Office of Davidson County, Tennessee. Thence conveyed by Quitclaim Deed from James B. Beasley to Sherril D. Beasley, wife of James B. Beasley for the purpose of creating a tenancy by the entireties, as recorded on the 1st day of March, 2004 in Instrument No. 20040301-0022896 in the Register's Office of Davidson County, Tennessee.

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

Parcel ID # **104-11 231.00**
X Improved OR
Unimproved property located at: **2609 Barton Avenue, Nashville, Tennessee 37212**

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.

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.

James B. Beasley

Sherril D. Beasley

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James B. Beasley and Sherril D. Beasley** 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 free Act and Deed.

Witness my hand and Notarial Seal this 7th day of April, 2005.

Joyce Jordan
Notary Public

My Commission Expires: 9-23-08

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

****

Owner's Name: **David Hartmann and Molly Cripps**

and Address: **2609 Barton Avenue**
Nashville, TN 37212

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME AS ABOVE

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 $**290,000.00** 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 7th day of April, 2005.

Notary Public

My Commission Expires: 3/25/06

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY