40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Raymond Louis Danner, Jr.
815 Curtiswood Lane
Nashville, TN 37204

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 05/10/05 15:53 2 pg:
Fees:13.00 Taxes:1239.50

20050510-0052918

MAP AND PARCEL:
MAP 117-7
PARCEL 36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jean E. Beadles Shupe, Devisee under the Last Will and Testament of Arleigh Carl Beadles, also known as A. C. Beadles** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Raymond Louis Danner, Jr.**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the westerly 32 feet of Lot No. 30 and the easterly 48 feet of Lot No. 31, of Block "A" on the Map of Walter Stokes Home Place Subdivision No. 1, as of record in Plat Book 974, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Said parts of said Lots Nos. 30 and 31 adjoin and front together 80 feet on the southerly side of Lombardy Avenue and run back between parallel lines 170 feet to a dead line.
>
> Being the same property conveyed to A. C. Beadles and wife, Dorothy Beadles, by deed from R. K. Smith and wife, Etta Mai Smith, of record in Book 1195, page 243, Register's Office for Davidson County, Tennessee. Dorothy Beadles died on April 22, 1995 and A. C. Beadles died on February 1, 2005. Pursuant to the Last Will and Testament of Aleigh Carl Beadles, also known as A. C. Beadles, entered in the Probate Court for Davidson County, Tennessee, Docket No. 05P-462, the subject property was devised to Jean E. Beadles Shupe.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1825 Lombardy Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of May, 2005.

Jean E. Beadles Shupe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jean E. Beadles Shupe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of May, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $335,000.00.

Raymond Davis Bowen Jr.
AFFIANT

Subscribed and sworn to before me
this 9th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009