State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Subscribed and sworn to before me this 4th day of May, 2005.

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Grantor

My Commission Expires:

Notary Public

File No. N14049

My Commission Expires MAY 24, 2008

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/05 10:51 2 pgs
Fees:13.00 Taxes:37.00

20050526-0059521

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Frank Beasley		NAME: Frank Beasley	
STREET ADDRESS: 63 Maury Street		STREET ADDRESS: 63 Maury Street	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37210		ZIP CODE: 37210	
MAP & PARCEL NO.: 093-16-0-137.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ronnie Adkins

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Frank Beasley

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot 167 on the Map of Maury and Claiborne's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot 167 fronts 35 feet on the easterly side of Maury Street and runs back between parallel lines 165 feet to an alley.

* BEING the same property conveyed to Frank Beasley by Warranty Deed from Ronnie Adkins, a widow, dated _____, recorded _____, in Instrument No. _____, Davidson County, Tennessee.

This is improved property known as 63 Maury Street, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5 th day of May, 2005.

Ronnie Adkins
Ronnie Adkins

* **Being the same property conveyed unto Ronnie Adkins, widow, by Quitclaim Deed from Lavinia A. Wolf and Valerie A. Canal, dated May 2, 2005, recorded 20050526-0059520, Instrument No. *, of the Register's office for Davidson county, Tennessee. See also Quitclaim Deed in Intrument no. 20050526.0059519, See also Affidavit of Heirships in Instrument No. 20050526 0059517 and Instrument No. 20050526 0059518, all of the same office.**

State of Tennessee }
County of Davidson } ss

On this the 5th th day of May, 2005, before me, the undersigned Notary Public, personally appeared **Ronnie Adkins**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

Jessica Talbott
Notary Public
My commission expires _____

WARRANTY DEED