THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/13/05 08:58 2 pgs
Fees:13.00 Taxes:92.50
20050713-0080963

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Ureena Hoskins, et al 1613 Stanton Street Alameda, CA 94501	New Owner	Map 092-05-0 Parcel 153.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Evelyn Greene Beall (aka Pat Beall), Trustee and Pat Beall, Individually, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto Dontalo Larkins, Ureena Hoskins and Steven Johnson, as tenants in common with a one third undivided interest each, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being lot No. 3 on the Plat of George I. Waddy's Subdivision of Blocks 16 and 26, Midway of record in Book 421, page 55, Register's Office for said county.

Being the same property conveyed toJ. V. Beall by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, of record in Instrument No. 20031222-0181778, Registers Office for said County. A life interest was conveyed to Pat Beall (aka Evelyn Greene Beall) by deed from Robert Franklin, of record in Instrument No. 20050113-0004750,said Register's Office. The said J. V. Beall died on April 11, 2004. Under his Last Will and Testament, probated in the Probate Court for Davidson County, Tennessee (Case No. 04P1043), the property was transferred to The Amended and Restated Trust of J. Vernon Beall (aka J. V. Beall). Evelyn Greene Beall serves as Trustee of said Trust.

This property is commonly known as 3107 Albion Street, Nashville, Tennessee 37209.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with Grantees 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 set out herein; Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 23 day of June, 2005.

Evelyn Greene Beall - TEE
EVELYN GREENE BEALL, TRUSTEE

Pat Beall
PAT BEALL

STATE OF TENNESSEE)
COUNTY OF Carter)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evelyn Greene Beall and Pat Beall (one and the same person), the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ Elizabethton, Tennessee this 23 day of June, 2005.

SAM LAPORTE NOTARY PUBLIC CARTER COUNTY TENNESSEE

NOTARY PUBLIC

My Commission Expires: 9/16/07.

STATE OF TENNESSEE)
COUNTY OF Carter)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

✓ E. G. Beall
Affiant

SAM LAPORTE NOTARY PUBLIC CARTER COUNTY TENNESSEE

Subscribed and sworn to before me this 23 day of June, 2005.

Notary Public

My Commission Expires: 9/16/07.
