State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $30,250.00.

Subscribed and sworn to before me, this 29th day of July, 2005.

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

Sonya L. Crosgrest
Affiant

Jessica Talbott
Notary Public

My Commission Expires: 5-24-08

File No. N14248

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/05 14:27 2 pg
Fees:13.00 Taxes:111.93

20050812-0095855

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: 65 Cannon Street		STREET ADDRESS: Same	
CITY: Nashville	STATE: Tennessee	CITY:	STATE:
ZIP CODE: 37210		ZIP CODE:	
MAP & PARCEL NO.: 093-16-0-210.00			

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, Donald Sadler and Dennis Sadler

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Frank Beasley, married

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 the westerly 17 ½ feet of Lot No. 274 and the westerly 15 ½ feet of Lot No. 275 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Southeasterly part of Lot No. 274 and westerly part of Lot No. 275 front together 33 feet on the southerly side of Cannon Street and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Donald Sadler, Dennis Sadler and Danny Sadler by Affidavit of Inheritance of Real Estate, from Effie C. Martin Johnson, dated 09/14/04, recorded 11/17/04, as Document No. 200411170138008, Davidson County, Tennessee.

This is improved property known as 65 Cannon 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 we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 our hands this 29th day of July, 2005.

Donald Sadler

Dennis Sadler By Donald Sadler AIF

Dennis Sadler

Danny Sadler By Donald Sadler AIF

Danny Sadler

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

State of Tennessee }
County of Davidson } ss

On this the ~~29th~~ 1st day of ~~July~~ Aug., 2005, before me, the undersigned Notary Public, personally appeared **Donald Sadler**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Sanya L. Arbogast
Notary Public
My commission expires _____

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of August, 2005, before me personally appeared Donald Sadler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dennis Sadler, as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said Dennis Sadler.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 1st day of August, 2005.

Sanya L. Arbogast
NOTARY PUBLIC
My Commission Expires:

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of August, 2005, before me personally appeared Donald Sadler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Danny Sadler, as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said Danny Sadler.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 1st day of August, 2005.

Sanya L. Arbogast
NOTARY PUBLIC
My Commission Expires:

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

WARRANTY DEED