Davidson County DEEDWARR
Recvd: 08/23/05 09:17 2 pgs
Fees:13.00 Taxes:525.40
20050823-0100137

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050650

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$142,000.00**

Affiant

Subscribed and sworn to before me, this **19th** day of **August**, 2005.

Notary Public
My commission expires: May 28, 2006

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Earl Beasley, Jr. Katherine Beasley 102 53rd Avenue North Nashville, Tennessee 37209	Suntrust Mortgage PO Box 57028 Irvine CA 92619	103-03-0 085.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kelcy Leroy Derryberry, Sr., an unremarried widower**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Earl Beasley, Jr., a married man and Katherine Beasley, an unmarried woman,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Dickens Subdivision, of record in Book 3300, Page 24, Register's Office for said County, as follows:

Said Lot No. 7 fronts 47 feet on the easterly side of 53rd Avenue North and runs back between parallel lines 131 feet to a dead line.

Being the same property conveyed to Kelcy L. Derryberry, Sr. and wife, Sarah M. Derryberry, by deed dated December 14, 1962, from John U. Wilson and wife, Louise Wilson, of record in Book 3467 Page 405, said Register's Office. Subsequently Sarah M. Derryberry has died leaving Kelcy L. Derryberry, Sr., as the owner. Being the same property conveyed to Thomas Kelly Derryberry, Trustee, subject to a life estate, from Kelcy L. Derryberry, Sr., by Quitclaim Deed of record as Instrument No. 20040224-0020871. Being the same property conveyed to Kelcy L. Derryberry, Sr. fom Thomas Kelly Derryberry, Trustee by Quitclaim Deed of record as Instrument No. 20050818-0098419, Register's Office for Davidson County , Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. All matters shown on the plan of record in Plat Book 3300, Page 24, Register's Office of Davidson County, Tennessee.

This property is improved property known as **102 53rd Avenue North, Nashville, TN 37209**

Init KLD Init_____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness, whereof, I, Kelcy Leroy Derryberry, Sr., sign this Warranty Deed on this the 19th day of August, 2005.

Kelcy Leroy Derryberry Sr

Kelcy Leroy Derryberry, Sr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelcy Leroy Derryberry, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 19th day of August, 2005.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Notary Public

My Commission Expires: