Recording requested by:

Davidson County DEEDWARR
Recvd: 08/30/05 13:24 4 pgs
Fees:22.00 Taxes:0.00
20050830-0103768

MAP 47
Parcel 106

and when recorded, please return this deed and tax statements to:

Lori Carmen Beasley
P.O. Box 210646
Nashville TN 37221

This instrument was prepared by (name and address:

Robert L. Wear
224 Springdale Road
Birmingham Al. 35217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10 Robert L. Wear
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 30 DAY OF August 2005.
Deputy Register

Above reserved for official use only

GENERAL WARRANTY DEED

Parcel Identification Number:

THE GRANTOR: Robert Lee Wear an unmarried individual whose address is 5480 Old Hickory Blvd County of Davidson, State of Tennessee FOR A VALUABLE CONSIDERATION, in the amount of $10.00 in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS **one third of value each** to:

Lori Carmen Beasley ("Grantee"), whose address is P.O. Box 210646 Nashville, TN 37221 County of Davidson, State of Tennessee the following tract of land in the County of Davidson, State of Tennessee with the following legal description:

Robert Bradford Wear ("Grantee"), whose address is 4100 Whitsett Blvd. #107, Studio City, CA 91602 County of Los Angeles, State of California the following tract of land in the County of Davidson, State of Tennessee with the following legal description:

Kelley Diane Maggitti ("Grantee"), whose address is 2417-12 East Jolly Road Lansing, MI 48910 County of Eaton, State of Michigan the following tract of land in the County of Davidson, State of Tennessee with the following legal description:

In accordance with legal description shown on "Exhibit A"(attached) and MAP/PAR 047-00-0 106.00

AND I WARRANT the title against all persons whomsoever.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claming or to claim the same or any part thereof.

EXECUTED this day of August 30th, 2005

Robert L. Wear

Robert L. Wear
Type or print name

(Witness Signature)

Print Name: Rick Beasley

(Witness Signature)

Print Name: Lori Caiman Beasley

State of TENNESSEE)
)
County of Davidson) ss

On this 30 day of Aug, 20 05, before me personally appeared Robert Wear to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)

SHAWN E. RIDER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Shawn E. Rider
Signature of Notary Public

Shawn E. Rider
Printed Name of Notary

My commission expires on 9/26, 2007.

"Exhibit A"

Mail

This instrument prepared by:
Robert L. Perry, Jr., Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Pamela J. Hargrove

TO: Robert L. Wear
284 Springdale Rd.
Tarrant, Alabama 35217

MAP: 47

PARCEL: 106

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Pamela J. Hargrove, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Robert L. Wear, Grantee herein, his heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being in the 13th, formerly 25th District of said County, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, and being known as part of Tract No. 24 on the map of Dr. E. E. Brown's Farm, formerly Governor Roberts' property and shown on a copy of a survey dated May 16 and 24, 1949, by John D. Kerr, County Surveyor for Rutherford County, and described according to a survey made by Ralph W. C. Lambert, July 15, 1972, as follows:

BEGINNING on the easterly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to J. D. Williams and wife, by deed from J. H. Burton and wife, of record in Book 2925, page 81; thence with said Williams' southerly line, easterly 225 feet to the center of a creek bed; thence with the center of same, North 15 deg. East 20 feet to the southerly line of the property conveyed to J. E. Williams and wife, by deed from S. A. Watson and wife, as of record in Book 1971, page 547; thence with said Williams' southerly line, South 69 deg. 32' East 612.8 feet to his southeast corner; thence South 2 deg. West 183 feet; thence North 72 deg. 45' West 650 feet; thence North 15 deg. East 88 feet; thence North 74 deg. 45' West 225 feet to the easterly margin of Old Hickory Boulevard; thence with said Boulevard, North 15 deg. East 95 feet to the beginning, containing 3.0 acres, more or less.

AND BEING the same property conveyed to Pamela J. Hargrove by deed of record in Book 9864, page 304 and Quitclaim Deed in Book 10717, page 816, Register's Office of Davidson County, Tennessee.

06/08/98 0 FEE 2.00 DAVIDSON 98 JUN 10 10:21

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 5th day of June, 1998.

Pamela J. Hargrove
PAMELA J. HARGROVE

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, PAMELA J. HARGROVE, the within named bargainor, 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, at office, this the 5th day of June, 1998.

NOTARY PUBLIC

My commission expires: 8/19/2000

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $10,500.00.

Robert L. Wear

SWORN to and subscribed before me

this the 5th day of June, 1998.

NOTARY PUBLIC

My commission expires: 8/19/2000