~~This instrument prepared by:~~

Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

Davidson County DEEDWARR
Recvd: 10/25/05 14:52 3 pgs
Fees:18.00 Taxes:197.95
20051025-0128863

File No.: **2120-995111**

CORPORATE
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this **Thirteenth day of October, 2005**, by and between **Mutare, LLC**, parties of the first part, and **Isaac J. Beard and wife, Christy M. Beard**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER K-7, OF WEST MEADE CONDOMINIUMS CREATED BY MASTER DEED OF RECORD IN BOOK 5923, PAGE 704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE APPURTENANCES THEREIN SET FORTH TO SAID UNIT AS SHOWN ON EXHIBIT A-1 OF SAID MASTER DEED PLAN OF RECORD IN BOOK 5200, PAGE 430, SAID REGISTER'S OFFICE IS ALSO REFERRED TO FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MUTARE LLC BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK, TRUST U/A DATED 12/1/01 (EQCC TRUST 2001-2), RECORDED THE 26TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030326-0039795, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **102-7A-110.00 CO**

X Improved OR
Unimproved property located at: **6680 Charlotte Pike, #K-7, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

By: _____
for Mutare LLC

Mutare, LLC

State of **TN**

County of **Williamson**

Before me, **the undersigned authority, notary public** of the State and County mentioned, personally appeared Kyle Kinlock with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President (president or other officer authorized to execute the instrument) of **Mutare, LLC** the within named bargainor, a corporation, and that such President (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as President (president or other officer).

Witness my hand and Seal at office in this **10/13/2005.**

W. Brad Lehman
Notary Public

My Commission Expires: 9/4/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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Owner's Name: **Isaac J. Beard and Christy M. Beard**

and Address: **6680 Charlotte Pike**
Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$53,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirteenth day of October, 2005**.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return To: & Prepared by:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212