[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ralph Beard	Pinnacle National Bank	Map 117-2
3012 23rd Avenue South	7040 Carothers Prkwy	Parcel 171.00
Nashville, TN 37215	Franklin, TN 37067	12434 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Belinda Belle Johnson, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ralph Beard, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of **Tennessee, being more particularly described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 13 of Block 3 on the Plan of W.V. Davidson's Hillsboro Highlands of record in Book 843, page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the property conveyed to Belinda Belle Johnson, an unmarried person by Warranty Deed from Rebecca C. Newton and Bran Keith Huskey, as Tenants by the Entirety of record in Instrument Number 20050902-0105577, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. All matters as shown on plat or record in Plat Book 843, page 23, said Register's Office for said county.

This is improved property commonly known as 3012 23rd Avenue North, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me this 7th day of November, 2005.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-19-2009

Davidson County DEEDWARR
Recvd: 11/09/05 14:53 2 pg
Fees:13.00 Taxes:1239.50

20051109-0136071

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of November, 2005.

Belinda Belle Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Belinda Belle Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of November, 2005.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-19-2009