FILE BOX 9B
FIRST TITLE & ESCROW
FILE # 24927

Davidson County DEEDWARR
Recvd: 01/10/06 14:55 3 pgs
Fees:18.00 Taxes:2497.50
20060110-0003819

THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
Washington Square, Suite 326
Nashville, Tennessee 37201
(615) 259-9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
George E. Mudter, Jr. Trustee 2000 Richard Jones Road, Ste 110 Nashville, TN 37215	George E. Mudter, Jr. Trustee 2000 Richard Jones Road, Ste 110 Nashville, TN 37215	130-15-0014

FOR AND IN CONSIDERATION of the sum of Six Hundred Seventy Five Thousand Dollars and no/100 ($675,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Barbara K. Wade, a unmarried person (David R. Wade III now deceased) (the "Grantor") has bargained and sold and by these presents does transferred and convey unto George E. Mudter, Jr. Trustee with full power to sell, lease, mortgage or otherwise transfer without the joinder of any beneficiary (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Chickering Hills, section 1, as of record in Book 2331, Page 8, Register's Office for said county, described as follows: beginning on the northeasterly margin of Beekman Drive at the corner of Lots Nos. 3 and 4; thence with the line between said two lots northeasterly 353.7 feet; thence north 51 deg. 17' west 273 feet to the southeasterly margin of Lynwood Boulevard; thence with the same southwesterly 373.78 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 40.20 feet to the northeasterly margin of Beekman Drive; thence with the same southeasterly 177.05 feet to the beginning.

Being the same property conveyed by Warranty Deed to David R. Wade, III (now deceased) and Barbara K. Wade of record in Book 4794 Pages 706-707 RODCT.

This is improved real property known as 4348 Beekman Drive, Nashville, TN 37215.

No survey of the property was done in connection with this transaction. The property description was taken from a previously recorded instrument.

Possession upon of property is on January 4, 2006. Real estate taxes for 2006 to be pro rated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed as follows:

1. Restrictive covenants contained in the instrument of record in Book 2018, Page 603 made applicable by the instrument recorded in Book 2024, Page 209 and Book 2154, Page 339 RODCT and restrictive covenants of record in Book 2335, Page 606 RODCT.

2. Sewer, storm drainage, water mains and appurtenance easement of record in Book 6391, Page 642 RODCT.

And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WHENEVER 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 have set my hands on this 3rd day of January, 2006.

Barbara K. Wade

Barbara K. Wade, an unmarried person

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Barbara K. Wade, the bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 3rd day of January 2006.

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 3-22-08

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

AFFIANT

Sworn to and subscribed before me

this 3rd day of January, 2006.

Beth M. Brock
Notary Public

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAR. 24, 2009