WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Raymond Edward Tarkington, Jr.	NEW OWNER	Map 133
6311 Hillsboro Pk.		Group 13
Nashville, TN 37215		Parcel 52

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Wilburn H. Beal and wife, Linda C. Beal

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Raymond Edward Tarkington, Jr., married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 134 on the Map of Abbay Hall, Section 1, of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 134 fronts 82 feet on the west side of Vicar Drive and extends back between lines 183.7 feet on the north line and 182.4 feet on the south line, to a line in the rear on which it measures 82 feet.

BEING the same property conveyed to Wilburn H. Beal and wife, Linda C. Beal as tenants by the entirety by Quitclaim Deed from Wilburn H. Beal and wife, Linda C. Beal, of record in Instrument 20011206-0134498, dated December 4, 2001, Register's Office for said County. See also Quitclaim Deed of record in Book 9820, Page 971 and Book 5163, Page 918 and deed of record in Book 3223, Page 171, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2345, Page 514 and Book 2393, Page 627, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 18, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4719 Vicar Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 3rd day of February, 2006.

Wilburn H. Beal

Linda C. Beal

Davidson County DEEDWARR
Recvd: 02/06/06 12:12 2 pgs
Fees:13.00 Taxes:518.00
20060206-0014518

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilburn H. Beal and Linda C. Beal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of February, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45