03

Davidson County DEEDWARR
Recvd: 03/29/06 15:35 2 pgs
Fees:13.00 Taxes:29.60

20060329-0035814

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$0,000~~.00

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 24th day of March, 2006.

Notary Public
My commission expires: 02/22/09

03-0603-33479

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Phase 10 Management, LLC P.O. Box 273 Antioch, TN 37011	New Owner	092-06-0-335.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Willie M. Beasley, Jr. and Frank E. Beasley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phase 10 Management, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of L. C. Thuss' Subdivision of Part of the Barrow Lands, of record in Book 547, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Willie M. Beasley, Jr. and Frank E. Beasley, subject to the equity of redemption by Final Decree Confirming Sale from The Clerk and Master, dated July 19, 1990, of record in Book 8207, Page 1, Chancery Court for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 707 29th Avenue North, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24th day of March, 2006.

Willie M. Beasley, Jr.

Frank E. Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Willie M. Beasley, Jr. and Frank E. Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of March, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

