Box 10-B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/12/06 13:02 2 pgs
Fees:13.00 Taxes:917.60
20060412-0042112

~~39-B~~
File #06-1118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Essie M. Beller,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Alexander Brandau IV, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

**unmarried

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Duncanwood of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth P. Beller and wife, Essie M. Beller by deed from Robert C. Beauchamp, Jr, and wife, Lynn Beauchamp, dated August 30, 1963, of record in Book 3616, page 10, Register's Office for Davidson County, Tennessee.
Said Kenneth P. Beller died November 28, 1989.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1122 Duncanwood Drive, Nashville TN, 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of April, 2006

Essie M. Beller by Jimmy Paul Beller, attorney in fact
Essie M. Beller by Jimmy Paul Beller, atty-in-fact

State of Tennessee)
County of Davidson)

On this 11th day of April, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Jimmy Paul Beller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Essie Mae Beller acknowledged that such person executed the same as the free act and deed of Essie Mae Beller.

Notary Public

My Commission Expires: 5-23-2

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 248,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of April, 2006.

Notary Public

My Commission Expires: 5-23-

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:
Alexander Brandau IV
1122 Duncanwood Drive
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Access National Mortgage
1800 Robert Fulton Drive, Suite 350
Reston, VA 20191

TAX MAP-PARCEL #:
131-4-234