BOX 10-B

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF May 2006.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/17/06 10:43 2 pgs
Fees:13.00 Taxes:342.25

20060517-0057682

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DON C. PEERY	SAME	**092-13-0-227.00**
(NAME) **103 HILLTOP ROAD**	(NAME)	
(ADDRESS) **DICKSON, TN 37055**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LISA MICHELLE BEARD, MARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DON C. PEERY, MARRIED** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: **a/k/a LISA M. BEARD

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 11 of Block No. 23 in E. J. Plummer's Plan of lots, as of record in Plan Book 161, page 39, Register's Office for Davidson County, Tennessee.

Said Westerly part of Lot No. 11 fronts 50 feet on the Southerly side of Elkins Avenue, formerly Second Street, and runs back between parallel lines 150 feet to an alley, and includes the Easterly part of Lot No. 12 of Block No. 23 Charlotte Park Company's Second Addition to Nashville, a plan of which is of record in Book 57, pages 160 and 161, said Register's Office.

Being the same property conveyed to Lisa Michelle Beard, Individually, but married, from Joann S. Allison by deed of record in Instrument #20030616-0082278, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 161, page 39, and in Book 57, pages 160 and 161, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

unimproved ( )
This is improved(X) property, known as **3721 ELKINS AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, 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. 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 16 day of May, 2006.

Lisa M. Beard

LISA MICHELLE BEARD

Lisa Michelle Beard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa Michelle Beard**, aka Lisa M. Beard, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of May, 2006.

My commission expires: **September 22, 2007**

Deborah J. Cohen

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.