PREPARED BY (AND RETURN TO):

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W & I Ref:(___gj___) Title No: 47977
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/10/06 15:33 2 pgs
Fees:13.00 Taxes:999.00
20060710-0082719

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan J. Witherell Jennifer L. Witherell 801 Kendall Drive Nashville, Tennessee 37209	same as new owner

TAX MAP-PARCEL NUMBERS: 10310000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicholas M. Beasley and spouse, Elizabeth Beasley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan J. Witherell and spouse, Jennifer L. Witherell** 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:**

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section 4 Brookside Courts, Addition No. 4 of record in Book 2083, page 59, Register's Office for said County.

Said Lot No. 44 fronts 75 feet on the northwesterly margin of Kendall Drive and extends back 169 feet on the northerly line and 165.8 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Nicholas m. Beasley and wife, Elizabeth Beasley by deed from Todd M. Spurgeon and wife, Chrystal P. Spurgeon of record in Doc. No. 20030508-0061583, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2083 Page 59, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 801 Kendall Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2006.

Nicholas M. Beasley

Elizabeth Beasley

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2006 , before me the undersigned authority, personally appeared Nicholas M. Beasley and Elizabeth Beasley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2006

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 20, 2010

Notary Public