WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/06 11:53 2 pgs
Fees:13.00 Taxes:1850.00

20060928-0120074

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01689 KYSTANOVICH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Konstantin Kustanovich and wife, Bettina Warnke	Konstantin Kustanovich	117-12-69
1486 Woodmont Boulevard	2017 Overhill Drive	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN BEATHARD, AND WIFE, LISA BEATHARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KONSTANTIN KUSTANOVICH ANDWIFE, BETTINA WARNKE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1486 Woodmont Boulevard, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 18th day of September, 2006.

Brian Beathard

Lisa Beathard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BRIAN BEATHARD AND LISA BEATHARD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of September, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A MAY 9, 1979 SURVEY BY JOHN B. KOHL, III, TENNESSEE REGISTERED LAND SURVEYOR NO. 100, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF WOODMONT BOULEVARD, SAID POINT BEING 75 FEET EASTWARDLY FROM THE SOUTHEASTERLY CORNER OF LOT NO. 6 ON THE PLAN OF RECORD IN BOOK 974, PAGE 20, R.O.D.C., THENCE N 2 DEGREES 45 SEC. E, 200 FEET TO A POINT, THENCE S 81 DEGREES E, 75 FEET TO A POINT, THENCE WITH THE COMMON LINE WITH LYNN, SOUTHERLY 200 FEET TO A POINT IN THE NORTHERLY MARGIN ON WOODMONT BOULEVARD, THENCE WESTWARDLY WITH SAID MARGIN 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRIAN BEATHARD AND LISA BEATHARD, HUSBAND AND WIFE BY WARRANTY DEED FROM WALTER G. PERKINS AND WIFE, HELEN J. PERKINS, RECORDED ON THE 20TH DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040220-0019917, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any. and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.