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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Garry Wall
945 Robertson Academy Road
Nashville, TN 37220

SEND TAX BILL TO:
New owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 03/20/07 14:18 2 pg
Fees:13.00 Taxes:2016.13
20070320-0033940

MAP 132-13
GROUP
PARCEL 37.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul Steven Beard and Robbin K. Nelson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Garry Wall and Sally Wall, husband and wife**, hereinafter called the GRANTEES, their heirs 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. 1 on the Plan of Oak Hill Valley Subdivision, of record in Plat Book 1835, page 15 and 16, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Paul Steven Beard, a married person, by deed from Ira E. Cravens and spouse, Ruth P. Cravens of record in Book 9596, page 663, Register's Office for Davidson County, Tennessee; further being conveyed to Paul Steven Beard wife, Robbin K. Nelson by Quitclaim Deed, of record in Book 10396, page 471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **945 Robertson Academy Road, Nashville, Tennessee 37220.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **15th** day of **March, 2007.**

Paul Steven Beard

Robbin K. Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul Steven Beard and Robbin K. Nelson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of March, 2007.

~~R. Francene Kuerin~~ Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: ~~1/19/2008~~ 5/23/09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $544,900.00.

Shirley Beasley
AFFIANT

Subscribed and sworn to before me on this 15th day
of March, 2007.

Tonja Barron
NOTARY PUBLIC

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-20-09