THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 05/09/07 13:12 3 pgs
Fees:18.00 Taxes:1850.00
20070509-0055789

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Wayne M. Wise
AFFIANT

Subscribed and sworn to before me this 4th day of May, 2007.

Donna R. Childress
Notary Public
My Commission Expires:
7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Wayne M. Wise, et ux 810 Red Tanger Court Nashville, TN 37221	Same	Map 115-16 Parcel 23.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Betsy H. Beard,** an unmarried person, (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Wayne M. Wise and wife, Donna M. Wise** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 70, on the Plan of West Meade Farms, Inc., Section "D", as recorded in Book 1835, pages 40 and 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 205 feet on the northerly side of Jocelyn Hollow Road and runs back between parallel lines 400 feet to a dead line.

Being the same property conveyed to The Hayes and Betsy Beard Revocable Living Trust by Quitclaim Deed from Hayes and Betsy Beard of record in Deed Book 9959, Page 87, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Hayes Beard and Betsy Beard, husband and wife, as tenants by the entirety, by Trustee's Deed from Hayes Beard and Betsy Beard, Trustees of the Hayes

and Betsy Beard Revocable Living Trust of record in Instrument No. 20050713-0081334, and as re-recorded in Instrument No. 20050816-0097196, Register's Office for Davidson County, Tennessee. The said Hayes Beard having since died June 17, 2006. Being the same property conveyed to Betsy H. Beard by Quit-Claim Deed from The Hayes and Betsy Beard Revocable Living Trust, acting through its sole Trustee, Betsy H. Beard, of record in Instrument No. 20070312-0030292, Register's Office for Davidson County, Tennessee.

This is improved property known as 6220 Jocelyn Hollow Road, Nashville, Tennessee 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2007, a lien, but not yet due and payable, which have been prorated the payment of which is assumed by the Grantees;

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms, Inc., Section "D", as recorded in Plat Book 1835, Page(s) 40 &41, Register's Office for Davidson County, Tennessee;

3. Covenants, Conditions and Restrictions as set forth in Restrictions, recorded in Book 1915, Page 207, Register's Office for Davidson County, Tennessee; and

4. Easement recorded in Book 6171, Page 963, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs, successors and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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 4th day of May, 2007.

Betsy H. 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 bargainor, **Betsy H. Beard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of May, 2007.

Notary Public

My Commission Expires: 7/21/07

DAVID A. CHILDRESS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN