THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15049

Davidson County DEEDWARR
Recvd: 05/21/07 09:54 2 pgs
Fees:13.00 Taxes:61.05
20070521-0060059

Property Address:
1404 14th Ave. No., Nashville, TN 37208 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Terrell Burks,** unmarried, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Frank Beasley, married**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County. Said Lot No. 228 fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Joseph A. Overton, Jr., married, dated May 8, 2007, and recorded May 9, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 200705090055686.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 18 day of May, 2007.

Terrell Burks {Seal}
Terrell Burks

State of TENNESSEE
County of Davidson

On this the 18 day of May, 2007, before me, the undersigned officer, personally appeared Terrell Burks, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires November 22, 2010

Notary Public

My Commission expires:

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $16,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 18 of May, 2007.

Notary Public

My Commission expires: 9-

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Frank Beasley
4625 Setter Court

Nashville, TN 37207

Person Or Entity Responsible For Payment Of Taxes:
Frank Beasley
4625 Setter Court

Nashville, TN 37207

Tax Parcel ID#: 081-16-0-039.00