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

ADDRESS NEW OWNER:
Marilyn Elizabeth Beesley
4505 Harding Road, Unit 160
Nashville, Tennessee 37205

MORTGAGEE:

SEND TAX BILL TO:
Home Focus Tax Svc., LLC
Lender #2318
P.O. Box 26389
Richmond, VA 23260-0000

MAP 116-3
GROUP B
PARCEL 160.00

Davidson County DEEDWARR
Recvd: 05/25/07 10:21 3 pgs
Fees:18.00 Taxes:916.49
20070525-0062509

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, **Charles M. Pirkle, individually and as Executor of the Estate of Anne C. Pirkle, Carolyn Vick McCready and Margaret Thornton Pirkle, being the Heirs at Law of Anne C. Pirkle, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Marilyn Elizabeth Beesley,** hereinafter called the GRANTEE, her 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 Unit No. 160 on the Plan of Royal Oaks Apartments, a condominium, of record in Plat Book 5200, page 45, Register's Office, Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association as described in Book 5282, page 972, et seq., said unit is also known as Apartment No. 160.

Being the same property conveyed to Anne C. Pirkle by deed from Virginia M. Ventura of record in Book 11635, page 821, Register's Office for Davidson County, Tennessee. The said Anne C. Pirkle died on January 13, 2007. See Docket 07P-214 in the Probate Division of the 7th Circuit Court 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 **4505 Harding Road, Unit 160, Nashville, Tennessee 37205.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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 GRANTEE, and her 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 18th day of **May, 2007.**

Charles M. Pirkle, individually and as Executor of the Estate of Anne C. Pirkle

Carolyn Vick McCready, by Charles M. Pirkle, Attorney in Fact

Margaret Thornton Pirkle, by Charles M. Pirkle, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles M. Pirkle,**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed individually and as Executor of the Estate of Anne C. Pirkle for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2007.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

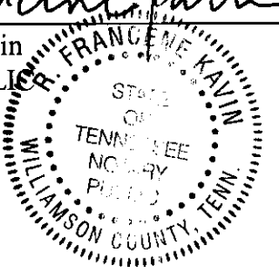
My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles M. Pirkle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Carolyn Vick McCready and Margaret Thornton Pirkle,** the bargainors, and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the names of **Carolyn Vick McCready and Margaret Thornton Pirkle** as their free act and deed.

WITNESS my hand and official seal this 18th day of May, 2007.

R. Francene Kavin
NOTARY PUBLIC



My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $247,700.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 9/20/08

