Davidson County DEEDWARR
Recvd: 05/25/07 13:57 2 pgs
Fees:13.00 Taxes:869.50
20070525-0062733

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of May, 2007 by and between **York Lillie and Sue M. Lillie**, husband and wife, hereinafter referred to as GRANTOR, and **Harold Eugene Beerman, Jr. and Ruby Evelyn Beerman**, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Harvard Estates, Section 2, of record in Book 4675, page 61, said Register's Office. Said Lot No. 30 fronts a total of 170.37 feet on the easterly side of Marc Drive and runs back 323.77 feet on the southerly line and 294.44 feet on the northerly line to a line in the rear which measures 113.65 feet thereon.

This Conveyance is Subject to the Following:

1) Restrictions of record in Book 4681, page 75, Register's office for said County.

Being the same property conveyed to York Lillie and wife, Sue M. Lillie by Deed from Bette M. Starnes and Carol Sue Williams, both unmarried, dated December 31, 1986 and recorded January 2, 1987, of record in Book 7093, page 677, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 5032 Marc Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

York Lillie

Sue M. Lillie

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, York Lillie and Sue M. Lillie, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22nd day of May, 2007.

Notary Public

MY COMMISSION EXPIRES
My Commission Expires NOVEMBER 22, 2010

HOLLY PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:
Harold Eugene Beerman, Jr. and Ruby Evelyn Beerman
5032 Marc Drive, Nashville, TN 37211

Send Tax Statements to:
Magna Bank F/K/A 1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187-0257

Map & Parcel 172.06-0-020.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $235,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of May, 2007.

Notary Public

My Commission Expires: 7-24-2010

DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

27-1-184