Davidson County DEEDWARR
Recvd: 06/27/07 13:04 3 pgs
Fees:18.00 Taxes:2478.63
20070627-0076807

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

SPECIAL LIMITED CORPORATE
WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of June, 2007, by and between ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION, hereinafter called Grantor, and WILLIAM NYLANDER and VERONICA NYLANDER, HUSBAND AND WIFE, hereinafter called Grantees.

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 considerations, the receipt of which are hereby acknowledged, ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION, as Grantor, does hereby bargain, sell, transfer and convey unto WILLIAM NYLANDER and VERONICA NYLANDER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to all easements, conditions, restrictions, matters of record and all matters apparent from diligent inspection of the property, including by survey, and the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

This is improved property known as 1513 TYNE BOULEVARD, NASHVILLE, TENNESSEE 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees 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 in Exhibit "B".

~~Grantor further covenants and binds, itself and its successors and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.~~

WITNESS the hand and seal of the Grantors' duly authorized officials on this the day and year first above written.

SELLER: ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION

BY: _____
Joseph E. Jedlicka III, Vice President
Signature of Seller

SEAL

CORPORATE
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Joseph F. Jedlicka III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM/HERSELF to be Vice President of **ANHEUSER-BUSCH, INCORPORATED**, the within named bargainor, and that HE/SHE as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by HIM/HERSELF as Vice President.

Witness my hand, at office, in St.Louis County, MO, this 20th, day of **June, 2007.**

SUZANNE M. BUSBY
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES 05-22-08

Notary Public Suzanne M. Busby

My Commission Expires: 5/22/2008

Name and Address of Property Owner:

WILLIAM NYLANDER and VERONICA NYLANDER
*

Property Address: *

1513 TYNE BOULEVARD, NASHVILLE, TENNESSEE 37215

Person Responsible for Taxes:

Owner

Map & Parcel #: MAP 145-02, PARCEL 25.00

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 **$669900** 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.

Deanna Stapleton
Affiant

Sworn to and subscribed before me, a Notary Public, this 25 day of **June, 2007.**

Priscilla C. Urbanek
Notary Public

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: May 24, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-7965

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Alpine Estates, as of record in Book 3106, page 142, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION, by Warranty Deed from Lisa Ann Hughey, unmarried, of record in Instrument Number 20070516-0058457, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 145-02, PARCEL 25.00).

2. All matters as set forth on the Plat of record in Plat Book 3106, page 142, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.