return to:
REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

R-PILK-07-1819

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold E. Crye, Trustee	Harold E. Crye, Trustee	
1819 Broadway	(NAME) 5111 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Brentwood, TN 37027	92-16-198
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT J. BECKHAM, MARRIED AND RONALD CHANCEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAROLD E. CRYE, TRUSTEE OF THE HAROLD E. CRYE REVOCABLE LIVING TRUST DATED JANUARY 16, 1995, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: PROPERTY LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 1 IN THE SUBDIVISION OF LOT 144, BOYD'S HOME TRACT, NOT OF RECORD, AND MORE PARTICULARLY DESCRIBED ACCORDINGLY TO A SURVEY DATED MARCH 17, 1986 BY PATRICK S. COODE, REGISTERED LAND SURVEYOR, AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHEAST INTERSECTION OF BROAD STREET (OR BROADWAY) AND 19TH AVENUE SOUTH, THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID BROAD STREET N 46° 01' 48" E, 54.86 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT OF WAY OF BROAD STREET S 26° 51' 22" E, 125.29 FEET TO AN IRON PIN; THENCE S 18° 47' 20" W, 17.62 FEET TO AN IRON PIN IN THE NORTHERLY RIGHT OF WAY OF A 10' ALLEY; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF THE ALLEY S 57° 31' 25" W, 39.92 FEET TO AN IRON PIN IN THE EASTERLY RIGHT OF WAY OF 19TH AVENUE SOUTH; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF 19TH AVENUE SOUTH; N 26° 54' 10" W, 125.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 6786 SQUARE FEET OR 0.156 ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. BECKHAM AND RONALD CHANCEY, AS TENANTS IN COMMON BY SPECIAL WARRANTY DEED FROM SOVRAN BANK/TENNESSEE (FORMERLY SOVRAN BANK/CENTRAL SOUTH), RECORDED ON THE 18TH DAY OF MARCH, 1991 IN BOOK 8311, PAGE 523, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSES DO NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE. PROPERTY USED FOR INVESTMENT PRUPOSES ONLY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1819 Broadway, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 10/18/07 08:52 2 pgs
Fees:13.00 Taxes:4070.00

20071018-0123459

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 5th day of October, 2007.

Robert J. Beckham

Ronald Chancey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Beckham and Ronald Chancey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of October, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903