WARRANTY DEED

AT-20070474

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of December, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Scott Earhart	First Tennessee Home Loans	118.13-0-025.00
1011 Graybar Lane	2525 West End Avenue, #400	
Nashville, TN 37204	Nashville, TN 37203	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **R. Douglas Beam and Ralph H. Beam, as joint tenants with right of survivorhip**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Scott Earhart, married,** 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 24 on the Map of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 75.0 feet on the southerly side of Graybar Lane and runs back 287.4 feet on the easterly line and 296.6 feet on the westerly line to a dead line measuring 75.0 feet thereon.

Being the same property conveyed to R. Douglas Beam and Ralph H. Beam, as joint tenants with right of survivorship by Warranty Deed from John M. Carter and wife, Jenifer K. Carter dated April 5, 2004 and recorded April 8, 2004 in Instrument # 20040408-0040189, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1011 Graybar Lane, Nashville, TN 37204.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 17th day of December, 2007

R. Douglas Beam

Ralph H. Beam

Davidson County DEEDWARR
Recvd: 12/26/07 12:34 1 pgs
Fees:13.00 Taxes:1813.00
20071226-0147150

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named R. Douglas Beam and Ralph H. Beam, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 17th day of December, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY