Davidson County DEEDWARR
Recvd: 05/21/08 11:37 2 pg
Fees:13.00 Taxes:695.60

20080521-0052084

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2008.

Notary Public
My commission expires: 10/1/09

03-0805-35422

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth Ayers		156-06-0-024
937 Harpeth Bend Drive	OWNER	
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia J. Zurliene Beard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth Ayers and husband, John W. Ayers, hereinafter called the Grantees, their successors 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 Lot No. 795 on the Plan of Harpeth Woods, Section 4, First Addition, of record in Book 5200, Page 635, (erroneously referred to as Book 5200, Page 560 in prior deeds), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia J. Zurliene and Ellen F. Zurliene by deed from John P. Sappenfield, a single person, dated 12-30-93, recorded 1-4-94, of record in Book 9208, Page 912, Register's Office for Davidson County, Tennessee. Ellen F. Zurliene conveyed her interest in subject property to Patricia J. Zurliene by quitclaim deed dated 10-31-97, recorded 11-11-97, of record in Book 10680, Page 744, Register's Office for Davidson County, Tennessee. Patricia J. Zurliene having since married and now being known as Patricia J. Zurliene Beard.

David Beard, husband of Patricia J. Zurliene Beard, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 937 Harpeth Bend Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 14th day of May, 2008.

Patricia J. Zurliene Beard

David Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia J. Zurliene Beard and David Beard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of May, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09