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Realty Title
BOK 48A

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

Davidson County DEEDWARR
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20080807-0081525

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $62,500.00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2008.

Notary Public
My commission expires: 7-24-2010

KAREN COBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

03-0807-35526

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gregory L. Beard 52 Vaughns Gap Nashville TN 37205	New Owner	081-15-0-615.00

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, Dr. Allison Eleanor (Nicholas) Metz, Trustee, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gregory L. Beard and wife, Keisha G. Beard, 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 the southerly part of Lot No. 219 and the rear half of Lot No. 220 on the Plan of Thomas Harding's Second Addition to Nashville, of record in Book 21, Page 58, Register's Office for said County. Said part of Lot No. 219 is described as follows: Beginning at the northeast corner of 16th Avenue, North, formerly Park Street and the first alley south of Jefferson Street, being the southwest corner of Lot No. 219; thence with the easterly margin of said Avenue, northerly 131-1/2 feet; thence at right angles easterly 50 feet to the line between Lots Nos. 219 and 220; thence with said line southerly 131-1/2 feet to the northerly margin of said alley; thence with the northerly margin of said alley westerly 50 feet to the beginning.

Said part of Lot No. 220 fronts 50 feet on the first alley south of Jefferson Street and extends northerly between parallel lines, 121 feet, more or less, to the dividing line between the front half and the rear half of said Lot.

Included in the above description but excluded therefrom is that part of said property conveyed to Daniel Dozier by deed from Eunice Dozier, of record in Book 840, Page 614, said Register's Office, described as follows:

Being the southerly 57 feet of Lots Nos. 219 and 220 on the Plan of Thos. Harding's Second Addition to Nashville, of record in Book 21, Page 58, Register's Office for said County.

Said part of Lots Nos. 219 and 220 front 57 feet on the easterly side of 16th Avenue North, formerly Park Street, and runs back between parallel lines with the northerly margin of an alley 100 feet to a dead line.

Being part of the same property conveyed to Dr. Allison Eleanor (Nicholas) Metz, Trustee by deed from Dr. Philip A. Nicholas and wife, Violet M. Nicholas, dated 11-17-94, recorded 9-18-95, of record in Book 9798, Page 89, amended in Book 10049, Page 561, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein, nor any spouse or assigns.

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 1034 16th Avenue North, Nashville, TN 37208

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 4th day of August, 2008.

Dr. Allison Eleanor (Nicholas) Metz, Trustee

Dr. Allison Eleanor (Nicholas) Metz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dr. Allison Eleanor (Nicholas) Metz, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 4th day of August, 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