File Box 9B
First Title & Escrow Co., Inc.
#28002

Davidson County DEEDWARR
Recvd: 08/27/08 14:10 2 pg:
Fees:13.00 Taxes:1496.65
20080827-0088088

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08431

Send Tax Bills To:
New Owner

New Owner is:
Michael D. Beisel
~~500 S. Wilson Boulevard~~ 107 Adams Park
Nashville, TN 37205

Map & Parcels: 116-04-0-013.00 &
116-04-0-21.000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard P. Walker and Betty Jo Foster, Co-Executors of the Estate of Mary P. Walker**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **Michael D. Beisel and wife, Shannon A.W. Beisel**, hereinafter referred to as Grantees, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

TRACT I:

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 24 on the map of Kimpalong Place, as of record in Book 547, page 18, Register's Office for said County, described as follows: Beginning on the westerly margin of Wilson Avenue at a point 204 feet north of the northerly margin of Woodlawn Avenue; thence with the westerly margin of Wilson Avenue, northwardly 90 feet to the corner of Lots 24 and 25; thence westwardly 212 feet, more or less, to the easterly line of Lot No. 23 at a point 100 feet south of the southerly margin of Kimpalong Road; thence with the line between lots Nos. 23 and 24, southwardly 75 feet to the northerly line of Lot No. 2; thence with the northerly line of Lots 2 and 1, eastwardly 230 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being the northerly 30 feet of Lot No. 1 as shown on the Plat of Kimpalong Place as of record in Book 547, page 18, Register's Office for Davidson County, Tennessee, more fully described as follows: Beginning at a point in the westerly margin of Wilson Avenue at a point 204 feet North of the northerly margin of Woodlawn Avenue, said point being the northeast corner of Lot No. 1 and the southeast corner of Lot No. 24, as shown on said Plat; thence in a southerly direction along the westerly margin of Wilson Avenue, a distance of 30 feet to a point; thence with a line parallel to the southerly line of Lot No. 24, a distance of 81 feet, more or less, to the westerly line of property owned by Margaret R. Witzmann, as described in Deed Book 4294, page 949, said Register's Office; thence with the westerly line of said Witzmann property in a northerly direction, a distance of 30 feet to the southerly margin of Lot No. 24; thence with said southerly margin of Lot No. 24 in an easterly direction 79.25 feet to the westerly margin of Wilson Avenue, being the point of beginning.

Being the same property conveyed to Joe P. Walker and wife, Mary P. Walker by Installment Deed dated October 5, 1963 from Lawrence E. Hall and wife, Ruth M. Hall of record in Book 3641, page 398, Register's Office for Davidson County, Tennessee (TRACT I) and by Warranty Deed dated June 2, 1979 from Margaret R. Witzmann, a Widow, of record in Book 5458, page 984, said Register's Office (TRACT II). Joe P. Walker died on September 24, 1992, predeceasing Mary P. Walker who died on September 21, 2007. By Will in Docket No. 07P-1673, Davidson County Probate Clerk's Office, Mary P. Walker directed that the Co-Executors sell subject property. Letters Testamentary were issued to Richard P. Walker and Betty Jo Foster.

Property Address: **509 S. Wilson Boulevard, Nashville, TN 37205**

This conveyance is made subject to all matters of record.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantees.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of August, 2008.

Estate of Mary P. Walker

By: _____
Richard P. Walker, Co-Executor

By: _____
Betty Jo Foster, Co-Executor

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard B. Walker and Betty Jo Foster, Co-Executors of the Estate of Mary P. Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 22nd day of August, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$404,500.00**.

_____
AFFIANT

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

SWORN TO and subscribed before me this 22nd day of August, 2008.

_____
NOTARY PUBLIC
My commission expires: _____

My Commission Expires MAR. 24, 2009