THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28736-05-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $572,000.00. Affiant Subscribed and sworn to before me this 5th day of June, 2009. Notary Public My Commission Expires: August 23, 2011

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: John W. Downey, Sarah Beth Downey 900 S. Wilson Boulevard Nashville, TN 37215	**Send Tax Bills To:** Suntrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map and Parcel No.: 11608014400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa G. Beasley and Lyle Beasley, Trustees of The Lisa G. Beasley Living Trust, established by the Revocable Trust Agreement of Lisa G. Beasley, dated 7/1/2008, with full power to sell, transfer, mortgage and convey without signature of any beneficiary**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John W. Downey and wife, Sarah Beth Downey** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 S. Wilson Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of June, 2009.

Lisa G. Beasley, Trustee

Lyle Beasley, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lisa G. Beasley, Trustee and Lyle Beasley, Trustee**, 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, at office, this 5th day of June, 2009.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090038194 DEEDWARR
Recvd: 06/09/09 08:53 2 pgs
Fees:13.00 Taxes:2116.40

20090609-0053285

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 and the northerly 30 feet of Lot No. 40 on the Plan of Woodmont Park Subdivision, as of record in Plat Book 547, page 148, Register's Office for said County, described as follows:

Said Lot and part of said Lot front together 76 feet 4 inches on the easterly margin of Wilson Boulevard and run back with southerly margin of Oaklawn Avenue 200 feet to a dead line measuring 74 feet 9 inches therein.

Being the same property conveyed to Lisa G. Beasley and Lyle Beasley, Trustees of The Lisa G. Beasley Living Trust, established by the Revocable Trust Agreement of Lisa G. Beasley, dated 7/1/2008, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, by deed dated 7/1/2008 from Lisa G. Beasley, of record in Instrument No. 20080718-0073626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 148, Register's Office for Davidson County, Tennessee.