THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28775-05-2009** **Record & Return To:** **Signature Title Services** **367 Riverside Dr., Ste. 105** **Franklin, TN 37064**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $113,850.00. Affiant Subscribed and sworn to before me this 1st day of July, 2009. Notary Public My Commission Expires: 1.19.2011

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MICHELE HIGHTOWER

WARRANTY DEED

Address New Owner: John Paul Roney 1000 Stainback Avenue Nashville, TN 37207	**Send Tax Bills To:** John Paul Roney 1000 Stainback Ave Nashville TN 37207	**Tax Information:** Map and Parcel No.: 082-03-0-348.01

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, **Three Beans Properties, a partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Paul Roney** ("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 1000 Stainback Avenue, Nashville, TN 37207

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 1st day of July, 2009.

Three Beans Properties, a partnership

By: Gail Preston Wales Managing Partner
Gail Preston Wales, Managing Partner

BILL GARRETT, Davidson County
Trans:T20090046655 DEEDWARR
Recvd: 07/13/09 09:02 2 pgs
Fees:13.00 Taxes:421.25
20090713-0064873

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **Gail Preston Wales,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the managing partner of **Three Beans Properties**, a partnership, the within named bargainor, and that **Gail Preston Wales** as such partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by as such partner.

Witness my hand and official seal, at office in Nashville, Tennessee, 1st day of July, 2009.

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 77 and 78 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, as of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Three Beans Properties by Quitclaim Deed dated 6/20/08 from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa of record in Instrument No. 20080624-0065093, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 082-03-0-348.01.
2. All matters appearing on the Plan of record as Book 57, page 152, Register's Office for Davidson County, Tennessee.