WARRANTY DEED

R-KW-09-5105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Three Beans Properties	Three Beans Properties	
200 Carden Avenue	(NAME) 200 Carden Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	91-7-226.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we M. TERRY BURKHALTER AND WIFE, PEGGY BURKHALTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THREE BEANS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1010 AND 1012, BLOCK 171, PLAN OF WEST NASHVILLE, NO. 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO M. TERRY BURKHALTER AND PEGGY BURKHALTER, AS TENANTS IN COMMON BY WARRANTY DEED FROM INVESTMENT PROPERTIES, LLC RECORDED ON THE 11TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061011-0126342, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; AND B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 74-75; SAID REGISTER'S OFFICE.

unimproved ( )

This is improved (X) property, known as 5105 Kentucky Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our he rs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 31st day of July, 2009.

M. Terry Burkhalter

Peggy Burkhalter

BILL GARRETT, Davidson County
Trans:T20090053586 DEEDWARR
Recvd: 08/06/09 11:28 2 pgs
Fees:13.00 Taxes:592.00

20090806-0073910

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Terry Burkhalter and Peggy Burkhalter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2009.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAY 10, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903