THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29135-10-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $209,000.00. Deborah G Murdock Affiant Subscribed and sworn to before me this 1st day of December, 2009. GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires: Notary Public

WARRANTY DEED

Address New Owner: Deborah G. Murdock 710 45th Avenue North Nashville, TN 37209	**Send Tax Bills To:** Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 09112006400

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 Tennessee general partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah G. Murdock, unmarried** ("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 710 45th Avenue North, Nashville, TN 37209

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 December, 2009.

Three Beans Properties

BY: Gail Preston Wales, Managing Partner

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 (or other officer authorized to execute the instrument) of Three Beans Properties, a Tennessee general partnership, the within named bargainor, a corporation, and that she as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such aforesaid authorized officer.

Witness my hand and official seal this 1st day of December, 2009.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

Notary Public

BILL GARRETT, Davidson County
Trans:T20090081504 DEEDWARR
Recvd: 12/02/09 14:44 2 pgs
Fees:13.00 Taxes:773.30
20091202-0110406

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 89 and 91 of Block 60, Plan 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 89 and 91 front together 50 feet on the easterly side of 45th Avenue, North, formerly 4th Street and run back between parallel lines 105.5 feet to an alley.

Being the same property conveyed to Three Beans Properties, a Tennessee general partnership, by Deed dated August 17, 2009 from Peggy K. Dennis and Ann K. Gasser of record in Instrument No. 20090819-0077942, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.