THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Administrator
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2588SB

BILL GARRETT, Davidson County
Trans:T20100019113 DEEDWARR
Recvd: 04/01/10 13:15 2 pgs
Fees:13.00 Taxes:932.40
20100401-0024556

Property Address: 5032 Marc Drive, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, , **Ruby Evelyn Beerman, unmarried**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Lou Sorrow, married** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Harvard Estates, of record in Book 4675 Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Harold Eugene Beerman, Jr.(now deceased) and wife Ruby Evelyn Beerman, by Deed dated 5/22/2007 of record in Instrument #20070525-0062733, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $252,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 24th day of March, 2010.

Ruby Evelyn Beerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of March, 2010, before me the undersigned officer, personally appeared Ruby Evelyn Beerman, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 5/8/2012

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $29,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SEND TAX STATEMENTS TO:
Map/ Parcel: 172-6-20

New Owner
Lou Sorrow
5032 Marc Drive
NASHVILLE, TN 37211