Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20100034031 DEEDWARR
Recvd: 06/04/10 10:57 2 pgs
Fees:13.00 Taxes:592.00
20100604-0043432

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 21st day of May, 2010.

Notary Public
My Commission Expires: 04/06/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

10-0148

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah E. Beeson	iServe Residential Lending, LLC	072-12-0
1917 Upland Drive	131 East Meeting Street	273.00
Nashville, TN 37216	Dandridge, TN 37725	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Nancy T. Sullins and Jane T. Williams, each a one-half (1/2) undivided interest, as tenants in common**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah E. Beeson and Kurt A. Wagner, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159, on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, Page 66. Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 159 fronts 128 feet on the northwesterly side of Upland Drive and extends back 153.1 feet on the northeasterly line and 152 feet on the southwesterly line to a dead line measuring 108.65 feet thereon.

Being the same property conveyed to Gerald Thomas Turner and wife, Reba Adair Turner by deed from Gaines and Gregory Construction Company, Inc., dated June 9, 1960, recorded in Book 3075, Page 233, Register's Office for said County. Reba Adair Turner pre-deceased Gerald Thomas Turner. Gerald Thomas Turner died testate April 17, 2008, and devised said property to Nancy T. Sullins and Jane T. Williams by Last Will and Testament of record in the Probate Clerk's Office of Davidson County, Tennessee, File No. 08P-739. Further being the same property conveyed to Nancy T. Sullins and Jane T. Williams, to each a one-half (1/2) undivided interest, as tenants in common by Executor's Quitclaim Deed from Robert M. Sullins, Executor of the Estate of Gerald T. Turner, dated December 19, 2008, recorded in Instrument No. 20090521-0047081, Register's Office for said County.

Property is not, nor has been, the principal residence of either Nancy T. Sullins or Jane T. Williams.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1917 Upland Drive, Nashville, TN 37216.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 21st day of May, 2010.

Nancy T. Sullins

Jane T. Williams, by Nancy T. Sullins, her Attorney in Fact
by Nancy T. Sullins, Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Nancy T. Sullins**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of May, 2010.

Larry N. Westbrook, Notary Public
State of Tennessee at Large

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 04/06/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Nancy T. Sullins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Jane T. Williams** and that she is authorized by **Jane T. Williams** to execute this instrument on her behalf.

Witness my hand and seal at Franklin, Tennessee, this 21st day of May, 2010.

Larry N. Westbrook, Notary Public
State of Tennessee at Large

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 04/06/13