THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29843-11-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $95,000.00. Affiant Subscribed and sworn to before me, 1st day of December, 2010. Notary Public My Commission Expires:

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 8, 2012

LIMITED WARRANTY DEED

Address New Owner: 721 Gallatin Ave., LLC 3650 Trousdale Drive Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 083 050 19800

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, **John Coode Beasley, Jr., Mary Bedelia Beasley and Catherine Lee Beasley, Devisees under the Last Will and Testament of John Coode Beasley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **721 Gallatin Ave., LLC, a Tennessee limited liability company** ("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 721 Gallatin Avenue, Nashville, TN, 37206

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 with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100075911 DEEDWARR
Recvd: 12/02/10 10:45 3 pgs
Fees:18.00 Taxes:351.50
20101202-0095860

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 1st day of December, 2010.

John Coode Beasley, Jr.

Mary Bedelia Beasley

Catherine Lee Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Coode Beasley, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2010.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Bedelia Beasley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2010.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Lee Beasley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2010.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires:

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EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 26-1/2 feet of Lot No. 10 and the southerly 23-1/2 feet of Lot No. 11 on the Plan of Edgewood, as of record in Book 332, page 73, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 10 and 11 front together on the easterly side of Gallatin Pike, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to W. A. Beasley, Jr. and wife, Bedelia C. Beasley, by deed dated April 27, 1961, from James M. Foster and Clyde Hardcastle, of record in Book 3221, page 579, Register's Office for Davidson County, Tennessee. W. A. Beasley, Jr. predeceased Bedelia C. Beasley, who died on February 17, 1990. By will of record in Will Book 170, page 8, Davidson County Probate Court Clerk's Office, Bedelia Coode Beasley (being one and the same person as Bedelia C. Beasley) devised subject property to O. B. Hofstetter, Jr., Trustee, and John Coode Beasley, in equal shares. John Coode Beasley having died, and by will of record in Will Book 194, page 611, Davidson County Probate Court Clerk's Office, John Coode Beasley devised his interest in subject property to his three children, John Coode Beasley, Jr., Mary Bedelia Armistead and Catherine Lee Beasley. By Partition Deed dated May 25, 1995, of record in Book 9683, page 261, said Register's Office, O. B. Hofstetter, Jr., Trustee, conveyed his one-half undivided interest in subject property to John Coode Beasley, Jr., Mary Bedelia Beasley (one and the same as Mary Bedelia Armistead) and Catherine Lee Beasley O'Bryan, now known as Catherine Lee Beasley.

This conveyance is made subject to:

1. 2010 Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 332, page 73, Register's Office for Davidson County, Tennessee.