BILL GARRETT, Davidson County
Trans:T20110009418 DEEDWARR
Recvd: 02/15/11 10:11 2 pgs
Fees:13.00 Taxes:4782.25
20110215-0012811

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,292,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2011.

Notary Public

My Commission Expires: May 6, 2013

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

R. L. MOORE NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

Address New Owner As Follows:
John Etherage Beasley
Mary Melissa Beasley
414 W. Brookfield Drive
Nashville, TN 37205

Send Tax Bills To:

Map-Parcel Number:
130-09-0-144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. DICKSON AND SPOUSE, DARA RUSSELL DICKSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN ETHERAGE BEASLEY AND WIFE, MARY MELISSA BEASLEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, Block "I" on the plan of The Highlands of Belle Meade, of record in Book 547, Page 180, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 174 feet on the northeasterly margin of Brookfield Drive and extends back 400 feet on the southeasterly line and 412 feet, 6 inches on the northwesterly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to James R. Dickson and spouse, Dara Russell Dickson by deed from Melinda Ann Rodriguez, and husband, James F. Brower, Jr., of record at Instrument No. 20080111-0003655, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

This is improved property known as: **414 W. Brookfield Drive, Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 11th day of February, 2011.

James R. Dickson

Dara Russell Dickson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. DICKSON**, the within named bargainor, 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 11th day of February, 2011

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DARA RUSSELL DICKSON**, the within named bargainor, 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 11th day of February, 2011

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011