This instrument was prepared by
Larry A. Rocconi, Jr., Attorney
308 South Second Street
Clarksville, Tennessee 37040

THE RECTOR, WARDENS AND VESTRY OF TRINITY EPISCOPAL CHURCH, CLARKSVILLE, TENNESSEE

TO: DEED

JOHN W. BEACH

BILL GARRETT, Davidson County
Trans:T20110016222 DEEDWARR
Recvd: 03/18/11 14:33 2 pgs
Fees:13.00 Taxes:273.80
20110318-0021476

FOR A VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, THE RECTOR, WARDENS AND VESTRY OF TRINITY EPISCOPAL CHURCH, CLARKSVILLE, TENNESSEE, Grantor, has this day bargained and sold and does hereby transfer and convey unto JOHN W. BEACH, Grantee, his heirs and assigns forever the following described real estate, situated in Davidson County, Tennessee, to-wit:

Being Lot 2, on the Plan of Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the east part of Lot 10 of the Harding Bosley Tract formerly of record in Plat Book 547, Page 4, Register's Office for Davidson County Tennessee, and revised April 3, 2003, with revisions of record in Instrument No. 20030516-0067328, and corrected in Instrument No. 20031014-015915, all in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This property is subject to building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same property conveyed to grantor by deed of record in Instrument No. 20100707-0053334, in the Register's Office for Davidson County, Tennessee.

This property is further identified as tax parcel # 08106-0A-002.00C0 in the Davidson County Tax Assessor's Office.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said JOHN W. BEACH, Grantee, his heirs and assigns forever.

GRANTOR COVENANTS that it has lawfully seized and possessed of said real estate, that it has a good and lawful right to convey the same, that it is unencumbered, that it has will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of said property is to be given with deed, and taxes are prorated between the parties as of the date hereof. Current property taxes are to be paid by Grantee.

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 hereunto signed on this 9th day of March, 2011.

THE RECTOR, WARDENS AND VESTRY OF
TRINITY EPISCOPAL CHURCH,
CLARKSVILLE, TENNESSEE

BY: R H Richaud
R. H. RICHAUD, RECTOR
GRANTOR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, R. H. Richaud, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained and who further acknowledged that he is the Rector and Authorized Signatory of The Rector, Wardens and Vestry of Trinity Episcopal Church, (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

Witness my hand, at office, this 9th day of March, 2011.

Patricia K Potts
Notary Public

PATRICIA K. POTTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 10-14-2014

Name & Address of Property Owner:

John W. Beach
25 Abbey Lynn Circle
Clarksville, TN 37043

Name & Address of Person Responsible for Payment of Taxes (if different)

Same
25 Abbey Lynn Circle
Clarksville TN 37043

STATE OF TENNESSEE, MONTGOMERY COUNTY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $74,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT John W. Beach

Subscribed and sworn to before me this 9th day of March, 2011.

NOTARY PUBLIC

LARRY A. ROCCONI, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires:

16382

My Commission Expires
04/17/2012