THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 8469

BOOK 11488 PG. 443

MAP/GROUP/PARCEL
052-03-0/165.00

NEW OWNER'S NAME AND ADDRESS:
Christopher Beasley and
Brandy N. Hunter
624 Kinsey Blvd.
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Tammy M. Tongate, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Christopher Beasley, unmarried, and Brandy N. Hunter, unmarried, joint tenants with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 14 on the Plan of Rosewood Subdivision, of record in Book 6900, Page 902, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

The subject property is improved property commonly known as 624 Kinsey Blvd., Madison, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 9725, Page 488, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Tammy M. Tongate

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 MAY 21 AM 9:10
PAUL L. HOWELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05899656

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Tammy M. Tongate, unmarried, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 10th day of May, 1999.

Janet L Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $84,000.00.

✓ Christopher Beasley
AFFIANT

Sworn to and subscribed before me, this the 10th day of May, 1999.

Janet L Adams
NOTARY PUBLIC

My Commission Expires:
4-15-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11488 PG. 445

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0589656

IDENTIFICATION REFERENCE

99 MAY 21 AM 9:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CPTY	64000.00
CO TX	310.80
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

05/21/99 08 09:14 0001 B931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463534