THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 122,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2000

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Instr:200004060034644 Page: 1 OF 2
REC'D FOR REC 04/06/2000 9:16:35AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $451.40

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOSHUA T. BECKHAM 114 Acklen Park Drive #5 Nashville, Tennessee 37203	PHH MORTGAGE SERVICES 3000 Leadenhall Road Mt. Laurel, New Jersey 00054	MAP 104-2-O-B PARCEL 5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND AND NO/100-- ---------- ($ 122,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, I , ROBERT A. McTAMANEY, married

hereinafter called the Grantor , have bargained and sold, and by these presents do transfer and convey unto JOSHUA T. BECKHAM AND ASHLEY E. JOHNSON, BOTH UNMARRIED hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 5 of Kingston Place, a horizontal property regime established by Master Deed of record in Book 6423, page 353, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Robert A. McTamaney, unmarried, by deed from Waylon Jennings, unmarried, of record in Book 10963, page 361, Register's Office for Davidson County, Tennessee; the said Robert A. McTamaney having since married.

ANDREA McTAMANEY, spouse of Robert A. McTamaney, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 114 Acklen Park Drive #5, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s , their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Kingston Place of record in Book 6423 , page 353 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __31st__ day of ____March_____, 2000__.

Robert A. Sarney
ROBERT A. McTAMANEY
by Catherine Sarney
attyinfact

Andrea Sarney
ANDREA McTAMANEY
by Catherine Sarney
atty in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared CATHERINE McTAMANEY to me known to be the person who executed the foregoing instrument in behalf of ROBERT A. McTAMANEY and ANDREA McTAMANEY and acknowledged that she executed the same as the free act and deed of the said ROBERT A. McTAMANEY and ANDREA McTAMANEY.

WITNESS my hand and seal this 31st day of March, 2000.

Mitchell A Watts
Notary Public

My commission expires: 9/29/01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN