WARRANTY DEED

C.E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Jeane T. Beatty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st Day of December, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeane Trudeau Beatty and Brad Reed Beatty	Associates First Capital Mortgage Corp.	164-9
(NAME) 5840 Murphywood Crossing	(NAME) 105 Decker Avenue	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irving, Texas 75062	17
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Clayton N. Allen**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeane Trudeau Beatty and Brad Reed Beatty, husband and wife** herereinafter 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:

Land in Davidson County, Tennessee, being Lot No. 233 on the First Revision of Asheford Crossing, Section Two of record in Book 9700, Page 171, said Register's Office to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clayton N. Allen by Quit Claim Deed being recorded simultaneously herewith in Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 9700, page 171; all of the Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 9651, page 900 and Instrument No. 20001018-0103441; By-laws and Charter of Asheford Crossing of record in Book 9651, Page 925 and Book 9651, Page 895; all of Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 5840 Murphywood Crossing Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my/our hand(s) this 1st Day of December, 2000.

Davidson County DEEDWARR
Recvd: 12/05/00 09:46 2pgs
Fees:11.00 Taxes:536.50
20001205-0119312

Clayton N. Allen

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Clayton N. Allen, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st Day of December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

C.E. PICKERING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004