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STATE OF TENNESSEE
COUNTY OF Davidson

I or we hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $ 112,000.00

Daniel E Kingen
Affiant

Subscribed and sworn to before me, this 14th day of December, 2000.

My commission expires: 7-26-03

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Davidson County DEEDWARR
Recvd: 12/20/00 13:52 2pgs
Fees:11.00 Taxes:414.40

20001220-0124761

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By:
1706 Villa Pl. Nashville, TN	TransContinental Title Company 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
1706 VILLA PL. NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 104-08/392.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

FRED E. BEASLEY, SR. AND WIFE, SARAH E. BEASLEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

DANIEL KINGEN AND BRENDA M. KINGEN, HUSBAND AND WIFE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING THE NORTHERLY 60 FEET OF THE SOUTHERLY 210 FEET OF THE WESTERLY PART OF LOT 61 ON THE PLAN OF O.B. HAYES' LARGE LOTS, CALLED ROKEBY, AS OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF VILLA STREET AT A POINT 150 FEET NORTHERLY FROM THE NORTH LINE OF LOT 65 ON SAID PLAN; THENCE WITH THE EASTERLY MARGIN OF SAID STREET NORTHERLY 60 FEET TO THE SOUTHWEST CORNER OF MARTHA RITCHEY'S LOT; THENCE EASTERLY WITH HER SOUTH LINE 159.39 FEET, MORE OR LESS, TO A POINT HALFWAY BETWEEN VILLA STREET AND 15TH AVENUE SOUTH; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID VILLA STREET 60 FEET; THENCE WESTERLY 159.39 FEET, MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRED E. BEASLEY, SR. AND SARAH E. BEASLEY, BY DEED RECORDED IN NO. 2000071168709, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1706 VILLA PL., NASHVILLE, TN

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 do 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14th day of December, 2000.

Fred E. Beasley, SR

Sarah E Beasley

State of Tennessee
County of Davidson

On this 14th day of December, 2000, before me personally appeared Fred E. Beasley, Sr. & Sarah E. Beasley to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

9-8-03

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.