Box 36

Davidson County DEEDWARR
Recvd: 04/26/01 15:44 3pgs
Fees:15.00 Taxes:423.65

20010426-0042278

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File No. 17055

WARRANTY DEED

Name and Address of New Owner:
Joe Don Rooney
1784 Merritt Street
Old Hickory, Tennessee 37138

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

Street Address of Subject Property:
1784 Merritt Street
Old Hickory, Tennessee 37138

Map-Parcel No:
Map 53-6-A
Parcel 191

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT W. BECKHAM,** hereinafter called **"GRANTOR,** has bargained and sold, and by these presents do transfer and convey unto **JOE DON ROONEY,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Phase Two, Waterford Subdivision, of record in Book 7900, pages 412 and 413, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Robert W. Beckham and wife, Leslie E. Beckham, by Deed from W. L. Bainbridge, Inc., of record in Book 9079, page 99, in the Register's Office for Davidson County, Tennessee. The said Robert W. Beckham and Leslie E. Beckham have since divorced and the said Leslie E. Beckham has quitclaimed her interest in the subject property by deed recorded simultaneously herewith.

Melissa D. Beckham, wife of Robert W. Beckham, hereby joins in the execution of this instrument in order to convey any and all marital interest she may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated between the parties and assumed by the Grantees herein;

2. All matters shown on the Plan of record in Book 7900, page 412-413, Register's Office for Davidson County, Tennessee;

3. Restrictions of record in Book 8694, page 216, as restated in Book 8699, page 462, and further amended in Book 9432, page 988, said Register's Office.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 24th day of April, 2001.

ROBERT W. BECKHAM

MELISSA D. BECKHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of February, 2001, before me personally appeared Robert W. Beckham and wife, Melissa D. Beckham , to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $114,500.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2001.

NOTARY PUBLIC

My commission expires

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE