State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Subscribed and sworn to before me, this 3rd day of July, 2001,

Joe T. Goodfred
Affiant

Notary Public

Commission Expires: Notary Expiration 11.29.03

SHARINA L. HULSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

N09999

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Christopher Beach and wife, Deborah Beach **2126 Buena Vista Pike** **Nashville, TN 37217-2635** MAP & PARCEL NO. **70-13-67**	**AmSouth Bank** **P.O. Box 847** **Birmingham, AL 35201**

Davidson County DEEDWARR
Recvd: 07/09/01 09:48 3pgs
Fees:18.00 Taxes:281.20
20010709-0072681

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,

Joe T. Goodfred and wife, Pamela F. Goodfred,

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Christopher Beach and Deborah Beach

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

SEE EXHIBIT "A"

THIS IS IMPROVED PROPERTY KNOWN AS: **2126 Buena Vista Pike, Nashville, Tennessee 37218**.

To have and to hold the said tract or parcel of land, with the appurtenance, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **July 03, 2001** .

Joe T. Goodfred
Joe T. Goodfred, Grantor

Pamela F. Goodfred
Pamela F. Goodfred, Grantor

State of Tennessee
County of Davidson

On this 3rd day of July, 2001, before me personally appeared **Joe T. Goodfred and Pamela F. Goodfred**, 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: Notary Expiration 11-2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Warranty Deed

F:\tw\apps...\WD2

COMMITMENT NO.: N09999 *(Vers.July 6, 2001)* CUSTOMER FILE #:

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at the center of what is known as the Hamilton Road at the corner of a lot conveyed by J. W. Curtis and wIfe, to Thomas W. Martin by Deed of Record in Book 162, Page 410 Register's office for said county: Thence with the center of said road north 32, degrees east 921/2 feet to the corner of a lot coveyed to Albert T. McPherson by M. C. Treppard and wife, by Deed of record in Book 342 Page 400, said register's office thence south 58 degrees east 415 feet to the center of a proposed 80 foot street; thence south 32 degrees west 921/2 feet to said Martin's corner; thence with his line north 58 degrees west 415 feet to the beginning.

Being the same property conveyed to Joe T. Goodfred and wife, Pamela F. Goodfred by Warranty Deed from Jeanelle James, dated May 1, 1999, recorded June 8, 1999 in Book 11518, Page 171,of the Register's Office for Davidson County, Tennessee.

Map & Parcel #70-13-67