FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/01 10:47 3pgs
Fees:17.00 Taxes:490.25

20010716-0075122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Daphne McCain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 20 01

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Scarbrough (NAME)	New Owner (NAME)	MAP 150
3040 Stone Bridge Road (ADDRESS)	(ADDRESS)	GROUP 1
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 258

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Beazley and wife, Mary Alice Beazley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Scarbrough and Daphne McCain, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Legal Description

BEING Lot No. 8, on the Plan of 1st Revision to Stonebridge, of record in Plat Book 9700, Page 244, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Beazley and wife, Mary Alice Beazley by deed from Landmark Homes of Tennessee, Inc., of record in Book 10720, Page 465, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10164, Page 525, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 244, said Register's Office; and (3) Sewer Easement Easements of record in Book 6396, Page 368, and Book 7133, Page 143; Drainage Easement of record in Book 8493, Page 704; Construction Easement of record in Book 8657, Page 543, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3040 Stone Bridge Road, 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 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 our hand s this 29th day of June, 20 01

Charles Beazley by Mary Alice Beazley atty in fact
Charles Beazley

Mary Alice Beazley
Mary Alice Beazley

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) 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 at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____
Notary Public

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, Mary Alice Beazley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Charles Beazley as his Attorney in Fact as the free act and deed of the within named Charles Beazley.

Witness my hand and official seal at Nashville, Tennessee the 29th day of June, 2001.

My Commission Expires: 1/31/04 _____ NOTARY PUBLIC

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Mary Alice Beazley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2001.

My Commission Expires: 1/31/04 _____

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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LEGAL DESCRIPTION CONTINUATION

Power of Attorney of record in Instrument 20010716.0015121, said Register's Office.

Charles Beazley and Charles L. Beazley being one in the same person.