This Instrument prepared by:
Adam T. Dodd
Attorney at Law
104 S. Maple Street
Murfreesboro, TN 37130

Address of New Owner:
A. Eileen Beard
5144 Raywood Lane
Nashville, TN 37211

Send Tax Bill to:
First Horizon Home Loan Corp.
Attn: Tax Dept.
10741 King William Drive
Dallas, TX 75220

Tax Map & Parcel No.:
161-4/171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged, we, MELVIN H. CATHEY and wife, JULIA GANT CATHEY have bargained and sold, and by these presents do transfer and convey unto A. EILEEN BEARD, a single person, her heirs and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, more fully described as follows, to wit:

> LOT Number 29-A, Re-subdivision of Lot 29 Goodrich Heights Plan of Record in Plat Book 6200, Page 271 in the Register's Office Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.
>
> BEING a portion of the same property conveyed to Melvin H. Cathey and wife, Julia Gant Cathey by deed of record in Deed Book 3000, Page 585, all of record in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants contained herein and per Plat Book 6200, Page 271*, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body along with any easements and right of ways of public roads and utilities including plumbing permit of record in Book 6235, Page 5*. * Both of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said A. EILEEN BEARD, her heirs and assigns forever.

WE HEREBY COVENANT with the said A. EILEEN BEARD that we are lawfully seized and possessed of said tract or parcel of land in fee simple, and that we have a good right to convey same, and that the same is unencumbered except for the 2001 property taxes which shall be prorated between the parties and responsibility for paying the same is hereby assumed by Grantee.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives to warrant and forever defend the title of said land to the said A. EILEEN BEARD her heirs and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/24/01 16:19 2pgs
Fees:13.00 Taxes:388.50
20010824-0091969

WITNESS MY HAND, this the 24th day of August, 2001.

Melvin H. Cathey 8-24-01
MELVIN H. CATHEY

Julia Gant Cathey 8-24-01
JULIA GANT CATHEY

STATE OF TENNESSEE)
:ss
COUNTY OF ~~RUTHERFORD~~ DAVIDSON ATD)

Personally appeared before me, the undersigned Notary, MELVIN H. CATHEY and wife, JULIA GANT CATHEY, with whom I am personally acquainted or who proved to me their identity based upon satisfactory proof, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at ~~Murfreesboro,~~ NASHVILLE ATD Tennessee, this the 24 day of August, 2001.

Notary Public

My commission expires: 11-22-2003

OATH

I affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X A. Eileen Beard
Affiant

Sworn to and subscribed before me
this the 24th day of August, 2001.

Notary Public

My commission expires: 3/23/2002