This instrument was prepared by:
JAY B. JACKSON
Attorney at Law
100 Town Center Parkway, Second Floor
P.O. Box 1797
Spring Hill, Tennessee 37174-1797

Record & Return to:

Professional Title, LLC
761 Old Hickory Blvd.
Suite 300
Brentwood, TN 37027

Address of New Owner:

SUZANNE H. BEASLEY
100 Beech Forge Drive
Antioch, TN 37013

Send Tax Bills to:

New Owner

Davidson County DEEDWARR
Recvd: 01/07/02 15:24 2pgs
Fees:13.00 Taxes:384.80

20020107-0002360

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM L. MAUCK and wife, MELONEE D. MAUCK**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SUZANNE H. BEASLEY, a single woman**, hereinafter called the Grantee, her heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No 78 on the Plan of 2nd Revision, Section 4, Bell Forge Village of record in Plat Book 6250, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William L. Mauck and wife, Melonee D. Mauck by deed from Bettye J. Peery, unmarried, of record in Book 11731, Page 593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

The property is also subject to the following:

1. Subject to declaration of covenants, conditions and restrictions as amended on the date of this transaction which are of record in Book 5925, page 825, Book 6350 Page 858, Book 6651, page 207, Book 6040, Page 576 and 938, Book 6306, Page 644 along with by-laws of record Book 6040, Page 576 and Book 6306, Page 644 said Register's Office.
2. 2001 Property taxes which are a lien, and are due and payable.
3. Deed to Home Owners Association of record in Book 7552, Page 83 and Book 7461, Page 565, Register's Office of Davidson County, Tennessee.
4. Subject to Charter of Homeowners Association as shown of record in Book 6887, Page 495 and Book 7491, Page 883 and subject to all matters as set forth per Plat Book 6250, Page 201 Register's Office of Davidson County, Tennessee
5. All other easements, restrictions and other matters of record in the Maury County Register of Deeds office.

Map and Parcel #163-11B ~ 78.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out above, Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of December, 2001

William L. Mauck
WILLIAM L. MAUCK

Melonee D. Mauck
MELONEE D. MAUCK

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, the undersigned Notary Public in and for said County and State, the within named grantors with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 28th day of Dec., 2001.

Notary Public

My commission expires: 1-20-03

The actual consideration or value, whichever is greater, for this transfer is $ 104,000.00 .

Affiant

Sworn to and Subscribed before me,
This 28 day of Dec, 2001.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Notary Public

My commission expires: 1-20-03.