PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
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W & I Ref: (gj) Title No: 42725
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/05/02 12:17 2pgs
Fees:13.00 Taxes:554.63
20020205-0015851

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason W. Beaty Georgina B. Beaty 6228 Hampton Hall Way Hermitage, TN 37076	Suntrust Bank 201 Fourth Ave. N, 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 98-5-A-91

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael E. Keatley and spouse, Cinnamon E. Keatley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jason W. Beaty and spouse, Georgina B. Beaty, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hampton Hall Section Four of record in Book 11700, page 2, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael K. Keatley and wife, Cinnamon E. Keatley by deed from Beazer Homes Corporation d/b/a Phillips Builders of record in Instrument No. 200005010042756, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 11700, Page 2, said Register's Office, which Plan shows a 30 foot minimum building setback line from Hampton Hall Way, together with additional setback building lines and 30 foot easement for utility and drainage along the front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 10278, page 257, Book 10301, page 184, Book 10444, page 460, Book 10640, page 947, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 6228 Hampton Hall Way, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 11-20 ,2001.

Michael E. Keatley

Michael E. Keatley

Cinnamon E Keatley

Cinnamon E. Keatley

State of TN
County of DAVIDSON

On Nov. 20, ,2001, before me the undersigned authority, personally appeared Michael E. Keatley and Cinnamon E. Keatley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ruth R. Cushenberry

Notary Public

My Commission Expires: 3-26-05

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 149,900.00

Georgina B. Beaty

Affiant

Sworn and subscribed before me on January 31 ,20 02.

Notary Public

My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.