This Instrument Prepared By:
GREENWAY TITLE/Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Kyle Skelley
1814 Eastside Avenue
Nashville, Tennessee 37206

MORTGAGEE:
Right Mortgage Company
106-B West Hill Drive
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 07/02/03 09:40 2pgs
Fees:13.00 Taxes:290.45
20030702-0091277

SEND TAX BILL TO:
Mortgagee

MAP 94 - 2
GROUP
PARCEL 121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John W. Beals and wife, Lucille G. Beals**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Kyle Skelley, an unmarried person**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 141, on the Plan of United Electric Railway's Addition to East Nashville as shown on plat of record in Plat Book 161, page 8, in the Register's Office of for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 141 fronts 50 feet on the southerly side of East Side, formerly Ashworth, Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John W. Beals and wife, Lucille G. Beals by deed of record in Book 2535, page 224, of the said Register's Office for Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1814 Eastside Avenue, Nashville, Tennessee 37206.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 hands this the 23rd day of June, 2003.

John W. Beals

Lucille G. Beals

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John W. Beals and wife, Lucille G. Beals**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of June, 2003.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $78,500.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of June, 2003.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004