23-1-825

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $173,575.00.

Affiant

Subscribed and sworn to before me,
This 15th day of September, 2003.

Notary Public

My Commission Expires 1-26-05

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/19/03 10:18 2pgs
Fees:13.00 Taxes:642.23
20030919-0138840

Address New Owner
John M. Beamon
361 Upper Mill Drive
Antioch, TN 37013

Send Tax Bills to:
Franklin American Mortgage
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

Map-Parcel
173-15-O-A-136

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Craig Company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John M. Beamon and Sheryl D. Beamon, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 136 on the Final Plat of Mill Run Subdivision, Phase 2, (Cluster Lot Development), as of record in Instrument No. 200110090109754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Craig Company bydeed from Mill Run, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20030501-0058141, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2003 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Instrument No. 200110090109754, Register's Office for Davidson County, Tennessee.

This is improved property known as 361 Upper Mill Drive Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of September, 2003

The Craig Company

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Holly Newman, a Notary Public of the State and County aforesaid, personally appeared Corey Craig, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of The Craig Company, the within named bargainor, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of The Craig Company by himself as such Vice President.

Witness my hand, at Williamson County, Tennessee, this 15th day of September, 2003.

_____
NOTARY PUBLIC

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

MY COMMISSION EXPIRES:
11-26-05