Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 01/23/04 08:12 1pgs
Fees:13.00 Taxes:314.50

20040123-0008851

WARRANTY DEED

Preparer's File #-04A0003

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Amanda M. Lopez
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2004.

Notary Public

(Affix Seal)

My Commission Expires: 1/28/2006

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert A. Beasley, Sr.	Churchill Mortgage Corporation	43-6-172
517 Fedders Drive	761 Old Hickory Blvd., Suite 401	
Madison, TN 37115	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ERIC N. BEASLEY AND WIFE, JANNET A. BEASLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT A. BEASLEY, SR., a married person, and CHRISTINA L. NEWMAN, a married person, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Madison Park, Section 3, as of record in Plat Book 3500, page 104, Register's Office for said County.

Being the same property conveyed to Eric N. Beasley and wife, Jannet A. Beasley by deed from Myrtle D. Hendren, unmarried, of record in Book 8735, page 764, executed on 09/21/1992, and filed on 09/23/1992, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **517 Fedders Drive, Madison, Tennessee 37115**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 my/our hand(s) this **15th** day of **January, 2004**:

Eric N. Beasley

Jannet A. Beasley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC N. BEASLEY AND WIFE, JANNET A. BEASLEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 15th day of January, 2004.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.