Record 1st Book 04

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/04 14:49 2pgs
Fees:13.00 Taxes:429.20
20040902-0106504

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$116,000.00.**

Arnethea Beasley
Affiant

Subscribed and Sworn to before me this 1st day of September 04

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires 2-28-06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Arnethea Beasley	SAME	075-11-0-048.00
620 Mercer Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lynda Elaine McGuire**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Arnethea Beasley and Reginald L. Beasley, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 414 on the plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harry McGuire and wife, Lynda Elaine McGuire, by deed from J & R Builders, on November 1, 1982, of record in Book 5960, page 746, Register's Office for Davidson County, Tennessee. And further conveyed to Lynda Elaine McGuire by Quitclaim Deed from Harry McGuire of record in Book 10909, page 775, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 4675, page 140, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4793, page 157; and Book 4849, page 767; and Book 4880, page 375; and Book 5020, page 58; and Book 5028, page 357; and Book 5089, page 592; and Book 5545, page 321; and Book 6017, page 179, Register's Office for Davidson County, Tennessee.

This is improved property known as: **620 Mercer Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

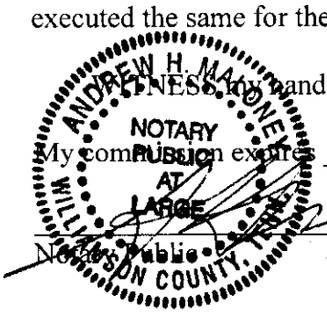
WITNESS our hands this September 1, 2004.

Lynda Elaine McGuire
Lynda Elaine McGuire

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lynda Elaine McGuire** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS, my hand and Official Seal at office this September 1, 2004



My commission expires 8/20/08

Notary Public