WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2004

Notary Public: ~~Zana C. Petty~~ Brenda Wilson

MY COMMISSION EXPIRES: 09/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Phillip L. Beene, Jr.	SunTrust Mortgage, Inc.	Map 060
2909 Sunset Drive	201 Fourth Avenue N., 7th Floor	Group 07-0
Nashville, TN 37207	Nashville, TN 37219	Parcel 129.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thelma L. Sutton , unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Phillip L. Beene, Jr. unmarried Josephine P. Beane a married person
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 30, on the Plan of Hillhurst Acres, Section 5, of record in Book 2854, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 85 feet on the southwesterly side of Sunset Drive and extends back 253.2 feet on the northwesterly line and 301.4 feet on the southeasterly line to a dead line measuring 132 feet thereon.

BEING the same property conveyed to James R. Sutton and wife, Thelma L. Sutton by deed from Gaines & Gregory Construction Co., Inc., of record in Book 2928, Page 371, Register's Office for said County. The said James R. Sutton is now deceased.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2854, Page 42; and (3) Sewer Easement of record in Book 5263, Page 200, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2909 Sunset Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 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 GRANTEES, 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 hand this 25th day of August, 2004.

Thelma L. Sutton

Thelma L. Sutton

Davidson County DEEDWARR
Recvd: 09/07/04 14:37 2pgs
Fees:13.00 Taxes:468.05

20040907-0107864

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma L. Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 2004.

Notary Public

My Commission Expires: ~~01/27/07~~ 1/29/05

