THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18918G

MAP/GROUP/PARCEL:
72-3/139

NEW OWNER'S NAME AND ADDRESS:
Robert E. Beets and Jennifer E. Beets
1231 Howard Avenue
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 09/15/04 09:44 2pgs
Fees:13.00 Taxes:432.90
20040915-0111133

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Matthew Mauch and Jeana Mauch, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto Robert E. Beets and Jennifer E. Beets, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being the easterly 57.4 feet of Lot No. 158, on the Plan of Inglewood Place, as shown on plat of record in Plat Book 332, page 101, in the Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 57.4 feet on the northerly side of Howard Avenue and runs back between parallel lines, along the west margin of Oxford Street, 205 feet to a dead line.

The subject property is improved property commonly known as 1231 Howard Avenue, Nashville, TN 37216.

BEING the same property conveyed to Grantors herein by deed of record in Book 11469, Page 141, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Matthew Mauch

Jeana Mauch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Matthew Mauch and Jeana Mauch, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 8th day of September 2004.

NOTARY PUBLIC

WILLIAM T CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires SEPT 30 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $117,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of September 2004.

NOTARY PUBLIC

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires SEPT 30 2006