Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Brenda D. Arnold
Affiant

Subscribed and sworn to before me, this 17th day of September, 2004.

Judith Kay Adkins
Notary Public
My commission expires: 6-1-08

JUDITH KAY ADKINS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-0409-43430

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy R. Beeding 6120 S. Riverbend Drive Nashville TN 37221	New Owner	155-8-B-061.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas A. Hoffman and wife, Patricia A. Hoffman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy R. Beeding, hereinafter called the Grantees, their successors and assigns, a 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. 61 on the Plan of Phase I of the South Colony at Riverbend, of record in Plat Book 6900, Page 271, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Thomas A. Hoffman and wife, Patricia A. Hoffman by deed dated 8/29/90 of record in Book 8194, Page 169, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 6120 S. Riverbend Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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.

Davidson County DEEDWARR
Recvd: 09/22/04 15:06 2pgs
Fees:13.00 Taxes:636.40
20040922-0114321

616522

WITNESS my hand this 17th day of September, 2004.

Thomas A. Hoffman

Patricia A. Hoffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas A. Hoffman and Patricia A. Hoffman, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of September, 2004.

Notary Public

My Commission expires 9/11/05

