Realty Title 15
1/8-4

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 040408

Please return to:
Realty Title & Escrow
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 10/01/04 10:33 2pgs
Fees:13.00 Taxes:1028.60

20041001-0118419

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$278,000.00**

Maria S Yeung
Affiant

Subscribed and sworn to before me, this **28th** day of **September, 2004.**

Ken Steinke
Notary Public
My commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Jay Beasley 3037 Brookview Forest Drive Nashville, Tennessee 37211	First Horizon Home Loans d/b/a First Tennessee Home Loans PO Box 7481, Springfield OH 45501	180-04-OB-030.00 C0

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Hunter Richardson and Marla M. Richardson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jay T. Beasley, an unmarried man,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Land in Davidson County, TN, Being Lot No. 30 on the plan of Brookview Forest, Phase 1, of record as Instrument No. 20030716-0099526, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete and accurate description thereof.

Being the same property conveyed to Hunter Richardson and wife Marla M. Richardson by deed from Drees Premier Homes, Inc., an Ohio Corporation record as Instrument No.20040913-0110123, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. All matters shown on the plan of record as Instrument No. 20030716-0099526, Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictive Covenants for Brookview Forest of record as Instrument No. 20030829-0125803and as amended by those certain articles of amendment or record as Instrument 20030918-0138293, Register's Office of Davidson County, Tennessee.

This property is improved property known as **3037 Brookview Forest Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Hunter Richardson and Marla M. Richardson, sign this Warranty Deed on this the 28th day of September, 2004.

Hunter Richardson

Marla M. Richardson

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 Hunter Richardson and Marla M. Richardson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of September, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06