THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23500-10-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2004. Notary Public My Commission Expires: 5/29/05

WARRANTY DEED

Address New Owner: James H. Zeigler 722 Harpeth Trace Drive Nashville, TN 37221	**Send Tax Bills To:** FRANKLIN AMERICAN MTG 501 CORPORATE CENTRE DR. SUITE 400 FRANKLIN TN, 37067	**Tax Information:** Map No.143.02-0B Parcel No. 012.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa Trodglen, now Beasley and husband, Scott Beasley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James H. Zeigler** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 722 Harpeth Trace Drive, Nashville, Tennessee37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2004.

Melissa Trodglen Beasley
Melissa Trodglen Beasley

Scott Beasley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Melissa Trodglen Beasley and Scott Beasley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/05/04 12:14 2pgs
Fees:13.00 Taxes:573.50

20041105-0133663

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 12 on the Plan of Revised Treetops at Harpeth Trace as of record in Plat Book 6250, page 455 (erroneously referred to as Book 5200, page 775, in the previous deeds of record), Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Melissa Trodglen and Scott Beasley by deed dated May 31, 2000 from Jennie Carter Thomas of record as Instrument No. 200006200061258, Register's Office for Davidson COunty, Tennessee. Melissa Trodglen and Scott Beasley having since married with the said Melissa Trodglen now known as Melissa Trodglen Beasley.

This conveyance is made subject to:

1. Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Treetops at Harpeth Trace, of record in Book 6287, page 417;
3. Dedication of common area to Treetops at Harpeth Trace Homeowner's Association of record in Book 6465, page 410;
4. Charter of Incorporation of Treetops at Harpeth Trace Homeowners' Association of record in Book 8085, page 576;
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5360, page 320 and Book 5364, page 882;
6. All matters appearing on the Plan of record as Book 6250, page 455; and
7. Agreement for Dedication of Easement for water mains of record in Book 5142, page 694, Register's Office for Davidson County, Tennessee.