BOX 15

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07

(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-GMAC-05-0509

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harrison Garrett Beasley | Franklin American Mortgage Co. | |
| 509 Stonegate Place | (NAME) 501 Corporate Centre Drive | 160-6A-2.00 |
| (ADDRESS) Brentwood, Tennessee 37027 | (ADDRESS) Franklin, TN 36067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT MALLERNEE AND BECKY MALLERNEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HARRISON GARRETT BEASLEY, UNMARRIED, AND JILLIAN ELIZABETH BARRY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in WILLIAMSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Stonegate Subdivision of record in Book 9700, page 808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Mallernee and wife, Becky Mallernee by deed from FiveStar Builders, LLC, dated July 1, 1999 and filed of record in Book 11560, page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 509 Stonegate Place, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of January, 2005.

Robert Mallernee

Becky Mallernee

Davidson County DEEDWARR
Recvd: 01/27/05 15:24 2 pgs
Fees:13.00 Taxes:1387.50

20050127-0010278

STATE OF Tennessee

COUNTY OF Williamson

I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Robert Mallernee and Becky Mallernee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of January, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

**RETURN TO:**

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959