Davidson County DEEDWARR
Recvd: 02/07/05 14:38 2 pg
Fees:13.00 Taxes:536.50
20050207-0014224

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Melburn Beech
5160 Hilson Rd.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth Bank
5217 Maryland way
Brentwood, TN 37027

MAP **161**
GROUP **7**
PARCEL **108**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sean Sweeney, married** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Melburn Beech, married**, hereinafter called the "GRANTEE", his heirs 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. 30 on the Plan of Section One McMurray Woods Addition, of record in Plat Book 4675, page 6 & 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Sean Sweeney, unmarried by deed from Thomas Franklin Smith, and wife Reda M. Smith of record in Book 8702, page 671, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 5160 Hilson Rd., Nashville, Tennessee 37211.

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", his heirs and assigns , forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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.

*Peggy Joan Sweeney, spouse of Sean Sweeney, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 28th day of January, 2005.

Sean Sweeney

Peggy Joan Sweeney, by Sean Sweeney, as attorney-in-fact

AS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sean Sweeney**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for **Peggy Joan Sweeney**, and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Peggy Joan Sweeney** as her free act and deed.

WITNESS my hand and official seal this 28th day of January, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of January, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005