STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of June, 2005.

Notary Public

My Commission Expires: 11/22/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/10/05 13:57 2 pgs
Fees:13.00 Taxes:725.20
20050610-0066840

ADDRESS NEW OWNER(S) AS FOLLOWS:
James R. Beata, Jr. and Matthew A. Beata
6932 Somerset Farms Circle
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 141-7-B\57.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Royal Oak Investments, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **James R. Beata, Jr., unmarried and Matthew A. Beata, unmarried**, hereinafter referred to as Grantees, their 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. 113, on the First Revision of Somerset Farms, Section Three, as shown on plat of record in Plat Book 7900, Page 741, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Royal Oak Investments, Inc., by Warranty Deed from Ryan N. Sledge, unmarried and James D. Sledge and wife, Gail Sledge, of record in Instrument No. 20050607-0064774, Register's Office for Davidson County, Tennessee, dated, May 27, 2005. Property was further conveyed to Ryan N. Sledge, unmarried and James D. Sledge, married, by Warranty Deed from Betty Jean Matthews and husband, Clyde D. Matthews, of record in Instrument No. 20011107-0122043, Reigster's Office for Davidson County, Tennessee, dated, August 29, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 7900, Page 741, Register's Office for Davidson County, Tennessee.

3. Payment in full and proper satisfaction filed for a Deed of Trust executed by Ryan Sledge, unmarried and James D. Sledge and wife, Gail Sledge, to Thomas F. Baker, IV, Trustee, of record in Instrument No. 20011107-0122044, Register's Office for Davidson County, Tennessee, to secure to First Horison Home Loan Corporation d/b/a First Tennessee Home Loans, an indebtedness in the original principal sum of $151,800.00, dated October 31, 2001, payable according to the terms and conditions recited therein.

4. Restrictive covenants contained in an instrument of record in Book 8556, Page 11, Register's Office for Davidson County, Tennessee.

5. Subject to Drainage Easement noted of record in Book 3314, Page 23, Register's Office for Davidson County, Tennessee.

6. Subject to Warranty Deed for common areas to Homeowner's Association of record in Book 9101, Page 667, Register's Office for Davidson County, Tennessee.

7. Subject to Articles of Incorporation of record in Book 7382, Page 225, Book 720, Page 605, Book 8235, Page 521 and Book 8584, Page 20, Register's Office for Davidson County, Tennessee.

8. By Laws contained of record in Book 8556, Page 25, Register's Office for Davidson County, Tennessee.

9. A judgment lien search was performed; no liens were found.

10. Any and all visible easements lying on or across the property.

11. Rights or claims of parties in possession not shown by the public records.

12. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6932 Somerset Farms Circle, Nashville, Tennessee 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 8th day of June, 2005.

Royal Oak Investments, Inc.

By: K. Thomas Sidwell
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Royal Oak Investments, Inc., the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

Witness my hand and official seal this 8th day of June, 2005.

Notary Public

My Commission Expires: 11-22-08

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