RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/17/05 14:17 2 pgs
Fees:13.00 Taxes:368.52
20050817-0097759

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,600.00.

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF AUGUST, 2005.

_____
NOTARY PUBLIC

My commission expires: _____

JAY E. SCOTT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN COMM. EXPIRES JUNE 2, 2007

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD MAPLES et ux 3641 Cheseapeake Drive Nashville, TN 37207	Same as new owner	MAP 50-11 PARCEL 169.00

FOR AND IN CONSIDERATION of the sum of NINETY NINE THOUSAND SIX HUNDRED AND NO/100 ($99,600.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ALONZO BEENE, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **RICHARD MAPLES and wife, MARY NIXON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 32 on the Plan of Timberwood Estates, Section Four, of record in Book 6900, page 228, Register's Office for Davidson County, Tennessee, plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Alonzo Beene by Quitclaim Deed from Carol R. Beene, of record in Book 9882, page 854, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 6900, page 228; to Restrictive Covenants of record in Book 7159, page 654; both of the the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3641 Cheseapeake Drive, Nashville, TN 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

I, **BRENDA BEENE,** wife of the aforementioned **ALONZO BEENE,** do hereby join in the conveyance of this property to relinquish any and all rights, interest and title, marital or otherwise, that I might have in the said property as the wife of the aforementioned **ALONZO BEENE.**

WITNESS OUR HANDS, this the 1st day of August, 2005.

X _____
ALONZO BEENE

X _____
BRENDA BEENE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Alonzo Beene and Brenda Beene, 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 and seal, this the 1st day of August, 2005.

_____
Notary Public

My commission expires: _____

JAY E. SCOTT
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
COMM. EXPIRES JUNE 2, 2007