Return to:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of August, 2005.

Notary Public

My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/24/05 07:50 3 pgs
Fees:18.00 Taxes:1554.00
20050824-0100631

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peter C. Sales
4516 Beacon Dr.
Nashville, TN 37215

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

MAP-PARCEL NUMBERS:

130-11-0-083.00

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, Jay N. Fields and Donald Crosslin, both unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Peter C. Sales and Jeanne M. Hubert, husband and wife, 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:

BEING land in Davidson County, Tennessee, being the northerly 22.87 feet rear and 23.1 feet front of Lot number 6 and all of lot number 7 of Block "P" Tyne Meade, Section IV, as of record in Book 1424, Page 25, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point in the westerly margin of Beacon Drive, the common corner of lots number 7 and 8; thence westerly with the line between lots number 7 and 8, a distance of 584.3 feet to a point in the rear of lot number 6; thence easterly 600 feet, more or less, to a point in the westerly margin of Beacon Drive, said point being 23.1 feet southerly from the common corner of lots number 6 and 7; thence northerly along the westerly margin of said Drive, 140.35 feet to the point of the beginning.

Being the same property conveyed to Jay N. Fields and Donald Crosslin, both unmarried, by Warranty deed from Heino Moeller, an unmarried person, of record in Instrument No. 20040402-0037268, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters as set forth per Book 1424, Page 25, Register's Office of said County.

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 4516 Beacon Dr., Nashville, TN 37215.

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 22nd day of August, 2005.

Jay N. Fields by Donald Crosslin attorney in fact

Jay N. Fields

Donald Crosslin

[redacted]0851

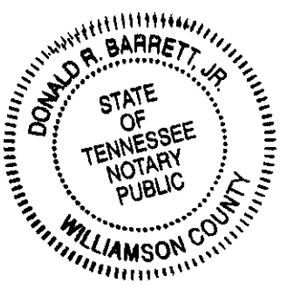
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald Crosslin, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Jay N. Fields and who being authorized to do so acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of August, 2005.

Notary Public

My Commission Expires: 11.22.05



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald Crosslin, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of August, 2005

Notary Public

My Commission Expires: 11.22.05

