Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Davidson County DEEDWARR
Recvd: 08/30/05 14:43 2 pgs
Fees:13.00 Taxes:699.30
20050830-0103865

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

Affiant

Subscribed and sworn to before me, this 26th day of August, 2005.

Notary Public
My commission expires: 1-26-2008

15-0507-150389

Address of New Owner:	Send Tax Bills to:	Tax Information
Dean A. Beach	New Century Mortgage Corp.	75-23
4239 Hermitage Rd.	3109 W. Martin Luther King Blvd	
Old Hickory TN 37138	Tampa, FL 33607 Ste 300	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John D. Brummett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dean A. Beach and wife, Melody L. Beach, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1: A tract of land in the 4th Civil District of Davidson County, Tennessee, being a part of the tract of 68.8 acres, more or less, formerly owned by the Cowgill Estate, a plan of which is of record in Book 421, page 137, Register's Office for said County, being east of and adjoining Tract No. 6 on the survey made by John H. Perry, Surveyor, for Wilson County, Tennessee, October 19, 1949, described as follows:

Beginning at an iron pin at J.C. Lorance's northeast corner where a line running south 89 degrees and 30 minutes east crosses a line running south no degrees and 45 minutes west; thence east 25 feet on a line running south 89 degrees and 30 minutes east to an iron pin; thence north 200 feet on a line running south no degrees and 30 minutes west to an iron pin; thence west 24.5 feet on a line running south 89 degrees and 30 minutes east; thence 200 feet south on a line, running south no degrees and 45 minutes west to the beginning.

TRACT 2: Being a tract of land in the 4th Civil District of said county, being a part of the tract of 68.8 acres, more or less, formerly owned by the Cowgill Estate, a plan of which is of record, Book No. 421, page 137 Register's Office for said County, being Tract No. 6 on the survey made by John E. Perry, Surveyor, for Wison County, Tennessee October 19, 1949, described as follows:

Beginning on a cross in the Hadley's Bend Road at J.C. Lorance's northwest corner and runs south 89 1/2 degrees east passing over an iron pin in the old fence row on the east side of said road 18 feet north of a Hackberry tree 277 feet to an iron pin, Lorance's northeast corner; thence north 3/4 degrees east 200 feet to an iron pin, the northeast corner of this lot; thence north 89 1/2 degrees west 275.6 feet passing over an iron pin in the fence row on the east side of said road, 5.3 feet south of the center of a Hackberry tree to a point in the center of said road; thence south 1 3/4 degrees west 200 feet to the beginning.

Being the same property conveyed to John D. Brummett by Quitclaim Deed from Kristina Brummett, dated August 26, 1996, of record in Book 10177, Page 38, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4239 Hermitage Rd., Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26 day of August, 2005.

John D. Brummett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John D. Brummett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 26 day of August, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

