This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050657

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
FME Capital, LLC
25800 Northwestern Hwy #87
Southfield, MI 48075

Davidson County DEEDWARR
Recvd: 10/19/05 09:54 2 pgs
Fees:13.00 Taxes:318.20
20051019-0125886

New Owner is:
Carolyn J. Beaird
3213 Leawood Drive
Nashville, TN 37218

MAP: 80-8
PARCEL: 376.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jeno Hockett, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Carolyn J. Beaird, a single woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 472 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is hereby made for description.

Being the same property conveyed to Jeno Hockett, unmarried by Warranty Deed from Blue Spoon Properties, LLC dated 10/7/03, recorded 10/14/03, in Instrument No. 200310140152114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Book 4460, page 9, said Register's Office; Restrictive covenants of record in Book 4495, page 859, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13 day of October, 2005.

GRANTOR:

Jeno Hockett

Jeno Hockett

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jeno Hockett, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13 day of October, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

Affiant

SWORN TO and subscribed before me this 13th day of October, 2005

Melissa L. Sanders
NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008