Box 19-A

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

01/12/06 JRR/aw

This instrument prepared by:

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

Davidson County DEEDWARR
Recvd: 01/24/06 11:59 3 pgs
Fees:18.00 Taxes:473.60
20060124-0009095

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

WARRANTY DEED

Address New Owner(s) as follows: **TRISHA D. BANKS, 2953 Riverbend Drive, Nashville TN 37214**

Name and Address of the person or entity responsible for payment of real property taxes: Franklin American Mortgage Company 501 Corpoate Centre Dr, Suite 400, Franklin, TN 37067

Map/Group/Parcel No. 062-02-0-A, 238.00 CO

For and in consideration of the sum of **ONE HUNDRED TWENTY EIGHT THOUSAND ($128,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **EMMITT E. BEALL and wife, HEIDI A. BEALL**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey to **TRISHA D. BANKS**, her heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property known as **2953 Riverbend Drive, Nashville, Davidson County, Tennessee 37214.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **TRISHA D. BANKS**, her heirs and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein. Grantors do further covenant and bind themselves/their heirs and representatives, to warrant and forever defend the title to said land to the said

Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20 day of Jan. 2006.

EMMITT E. BEALL

HEIDI A. BEALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **EMMITT E. BEALL and wife, HEIDI A. BEALL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January 2006.

Notary Public

My commission expires 5/23/06

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**128,000.00**.

Affiant

Subscribed and sworn to before me this 20 day of January 2006.

Notary Public

My commission expires 5/23/06

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DAVIDSON COUNTY, TENN

EXHIBIT A

2953 Riverbend Drive, Nashville,
Davidson County, Tennessee 37214
Map/Parcel Nos. 062-02-0-A, 238.00 CO

Land in Davidson County, Tennessee, being Lot No. 230 on the Final Plat of River Trace Estates, Phase 1, Section 4 & 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to **Emmitt E. Beall and wife, Heidi A. Beall**, by Warranty Deed from **Jack A. Bates and wife, Gianetta M. Hayes**, and shown of record as Instrument No. 20011205-0133768, Register's Office for **Davidson** County, Tennessee.