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 $139,900.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2005.

Notary Public
My commission expires: 5/26/09

KAREN RUSSELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

15-0511-150591

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles J. Beard 5961 Colchester Drive Hermitage TN 37076	Same	87-05-0-A-052

Davidson County DEEDWARR
Recvd: 02/16/06 08:34 2 pg
Fees:13.00 Taxes:517.63

20060216-0018648

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, **James J. Kathrein and Carol A. Kathrein, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles J. Beard and Ashley E. Beard, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 105, on the Plan of Farmingham Woods, Phase II, Section I, of record in Book 7900, Page 306, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James J. Kathrein and Carol A. Kathrein, husband and wife by deed from Robert A. Hatch and Andrea Anderson Hatch, husband and wife, dated December 8, 2003, of record in Instrument No. 20031210-0177122, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert A. Hatch and Andrea Anderson by deed from Michael R. Griffin, unmarried, dated January 7, 2000, of record in Instrument No. 20001101-0108426, 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 5961 Colchester Drive, Hermitage, TN 37076

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 15 day of December, 2005.

James J. Kathrein

Carol A. Kathrein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James J. Kathrein and Carol A. Kathrein, 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 15 day of December, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON