BOX 15

Prepared by:

Steltemeier and Westbrook, Attorneys
P.O. Box 150349
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $555,000.00 .

Affiant

Subscribed and sworn to before me this 28th day of February, 2006.

Notary Public
My Commission Expires 04/22/08

BRYAN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/08/06 14:41 2 pgs
Fees:13.00 Taxes:2053.50
20060308-0027171

06-0079

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Freeman Aaron	First Horizon Loan Corporation	104-15
2133 Blair Boulevard	1555 W. Walnut Hill Lane, #200	171.00
Nashville, TN 37212	Irving, TX 75038	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Melissa J. Beard, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Freeman Aaron, unmarried and Jennifer Ann Vance, unmarried, joint tenants with the right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the James - Beard Subdivision, of record in Instrument No. 20020318-0033653, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ralph E. Beard by Quitclaim Deed from Donna Thoni Beard, of record in Book 9280, page 860, said Register's Office. Ralph E. Beard conveyed his interest to Melissa J. Beard by Quitclaim deed, dated February 7, 2005, recorded in Instrument No. 20050209-0015224, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2133 Blair Boulevard, Nashville, TN 37212.**

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 28th day of February, 2006.

Melissa J. Beard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Melissa J. Beard**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2006.

Notary Public

My Commission Expires: 04/22/09

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TN