This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 05/02/06 15:35 3 pgs
Fees:18.00 Taxes:610.50

20060502-0050680

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **TRACY BEASLEY, (FKA TRACY D. ROBERTS)** **hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey **JOSH B. MCKENZIE, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF NOLEN HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS BEING PART OF THE SAME PROPERTY CONVEYED TO STANLEY D. ROBERTS AND WIFE, CHARLOTTE A. ROBERTS BY DEED FROM WILLIAM EVERETT WHITTAKER, AN UNMARRIED PERSON OF RECORD IN BOOK 10630, PAGE 203, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO STANLEY D. ROBERTS AND WIFE, CHARLOTTE A. ROBERTS AND TRACY ROBERTS TO CREATE AN ESTATE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED OF STANLEY D. ROBERTS AND WIFE, CHARLOTTE A. ROBERTS, OF RECORD IN INSTRUMENT NO. 20001113-0112255, SAID REGISTER'S OFFICE.

PROPERTY BEING FURTHER CONVEYED TO TRACY D. ROBERTS UNMARRIED BY QUITCLAIM DEED OF STANLEY D. ROBERTS AND WIFE, CHARLOTTE A. ROBERTS RECORDED MAY 4, 2001 IN INSTRUMENT NO. 20010504-0046156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID TRACY D. ROBERTS HAVING SINCE MARRIED AND NOW KNOWN AS TRACY BEASLEY.

Map Parcel Number: 133-2-265

This property is known as: 203 Chilton Street, Nashville, Tennessee 37211

Subject to all matters shown on the Plat of record in Book 332, Page 122, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 28th day of April, 2006.

Grantor
Tracy Beasley (FKA Tracy D. Roberts)

Grantor
Christopher S. Beasley

***Christopher S. Beasley, husband of Tracy Beasley joins in this conveyance to convey any right, title or interest he may have in the herein described property by virtue of his marriage to Tracy Beasley.*

STATE OF Tennessee
COUNTY OF Williamson

On this 28th day of April, 2006 before me personally appeared Tracy Beasley and Christopher S. Beasley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Public
Printed Name: _____

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Commission Expires: _____

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Tracy Beasley
7648 Mint Leaf Drive
Antioch, TN 37013
615-831-2776

Grantee(s) Name, Address, phone:
Josh B. McKenzie
P.O. Box 682609
Franklin, Tenn. 37068-2609

SEND TAX STATEMENTS TO :GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$165,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of April, 2006.

Affiant

Tracy Beasley
Type or Print Name

Notary Public

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JAN. 20, 2009

W Davis
Type or Print Name