Box 19-A

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return To: Founders Title and Escrow, LLC 1912 21st Ave South Nashville, TN 37212	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00. Gayla C Hendrix Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2006. Jai Kehew Notary Public MY COMMISSION EXPIRES: 9-16-09 (AFFIX SEAL)

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyle L. Gudmunsen	First Franklin	MAP 181-10A
6960 Scarlet Ridge	320 Seven Springs Way	PARCEL 161
Brentwood, TN 37027	Ste. 200 Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Rodney Beverstein, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lyle L. Gudmunsen**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 415 on the Final Plat of Phase Four, Autumn Oaks Subdivision of record as Instrument No. 20020523-0062993; Surveyors Certificate of Correction of record as Instrument No. 20030110-004644, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Rodney Beverstein and wife, Toni Beverstein by warranty deed from Corinthian Custom Homes, Inc. of record as Instrument No. 20050317-0029342, said Register's Office. Toni Beverstein has since died leaving Rodney Beverstein the sole surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **6960 Scarlet Ridge, Brentwood, TN 37027.**

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 my hand this the 29th day of June, 2006.

Rodney Beverstein

Davidson County DEEDWARR
Recvd: 07/05/06 11:15 2 pgs
Fees:13.00 Taxes:851.00

20060705-0080036

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 **Rodney Beverstein** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of June, 2006.

My Commission expires May 24 2008

Notary Public

B. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN