Davidson County DEEDWARR
Recvd: 09/27/06 13:09 2 pgs
Fees:13.00 Taxes:88.80

20060927-0119610

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
FRANK BEASLEY	Frank Beasley	08115021500
1719 Cockrill Street	4625 Setter Court	
Nashville, TN 37208	Nashville, TN 37207	

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, MID STATE LENDERS, INC., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Frank Beasley, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit

Being Lot No. Four Hundred Twelve (412) in McGavock and Westmore's Second Addition to Nashville, Tennessee, a plan of which is recorded in Book 21 Page 41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Lot.

Said Lot fronts 104 feet on the southerly side of Cockrill Street and runs back southwardly with the westerly line of Lot No. 411, 93 feet and with the easterly line of Salem Street 50 ft to the Underwood Street and has frontage on Underwood Street of 134 feet

Being the same property conveyed to MidState Lenders, Inc. from Heartland Property, LLC by deed dated 06/28/2006 of record in Instrument # 20060712-0083541, said Register's office.

This is improved property known as: 1719 Cockrill Street; Nashville, TN 37208

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and the GRANTOR does covenant with the said GRANTEE that the GRANTOR is 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 ourself, our heirs and representatives, to warrant and forever defend the title of the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 15th day of Sept., 2006.

Mid State Lenders, Inc.

BY Trey Lewis

ITS: President

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trey Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of MID STATE LENDERS, INC., the within named bargainor, and that he as such President of MID STATE LENDERS, INC., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President of MID STATE LENDERS, INC.

Witness my hand and seal, this 15th day of September, 2006.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF Tennessee
COUNTY OF Sumner

FB

The actual consideration or value, whichever is greater, for this transfer is ~~$36,600.00~~ $24,000.00

Frank Beasley
Affiant

Subscribed and sworn to before me this 15th day of Sept, 2006.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10