STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,000.00.

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

Affiant

My Commission Expires: 9-19-09

Notary Public

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/07/06 08:57 2 pgs
Fees:13.00 Taxes:22.20

20061107-0138334

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY (RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
BEACON HOMES 51 CENTURY BLVD, SUITE 111 NASHVILLE, TN 37214 MAP & PARCEL NO. 093-16-0/401.00	BEACON HOMES 51 CENTURY BLVD., SUITE 111 NASHVILLE, TN 37214

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LADONYA ROBERTSON,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

BEACON HOMES,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Lot No. 16, Block G, in the Hermitage Addition to Nashville, as of record in Plan Book 57, page 43, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of said Lot No. 16 begins at a point, which point is the intersection in the north margin of Meredith Avenue, at the east margin of a 20-foot alley, said point being the same point as shown for the southwest corner of Lot No. 16 as shown on the Plan of the Hermitage Addition to the City of Nashville, as recorded in Plan Book 57, page 43, Register's Office for Davidson County, Tennessee; thence from said point in a northerly direction along the east margin of said 20 foot alley, 100 feet to a point, said point being the southwest corner of property conveyed to John V. Beall and wife, by deed of record in Book 2436, page 531, Register's Office for said County; thence in an easterly direction along Beall's westerly line 25 feet to a point; thence in a southeasterly direction along John V. Beall's southwesterly line, 65 feet, more or less, to a point in the northwesterly margin of Meredith Avenue; thence southwesterly along said margin of Meredith Avenue 70 feet more or less to the point of beginning.

Being the same property conveyed to Ladonya Robertson by Quitclaim Deed from Walter Thomas Dennis a/k/a Walter Dennis, dated January 6, 2005, and filed of record on January 6, 2005, in

Instrument No. 20050106-0002327, Register's Office for Davidson County, Tennessee. See also Deed of record in Instrument No. 20040218-0018672, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2006, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 43; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 124 MEREDITH AVENUE, NASHVILLE, TN 37210

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 15TH DAY OF SEPTEMBER, 2006.

Ladonya Robertson

LADONYA ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2006, before me personally appeared Ladonya Robertson, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires: 9-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jamie L. Taylor

Notary Public

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WARRANTY DEED

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