RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/19/07 13:03 2 pgs
Fees:13.00 Taxes:706.70
20070119-0007907

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF **JANUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: 9.30.09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KARL JOSEPH AULL	Countrywide Mortgage Ventures	**173-15-0-A-136**
(NAME) **361 UPPER MILL DRIVE**	(NAME) 2021 N. Gallatin Road #280	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOHN M. BEAMON AND WIFE, SHERYL D. BEAMON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARL J. AULL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 136 on the Final Plat of Mill Run Subdivision, Phase 2, (Cluster Lot Development) as of record in Instrument No. 200110090109754, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Beamon and wife, Sheryl D. Beamon from The Craig Company by deed of record as Instrument No. 20030919-0138840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Instrument No. 200110090109754; Declaration of Covenants, Conditions and Restrictions contained in Book 11675, page 472, amended in Instrument No.200002150015152, further amended in Instrument No. 200207010079016 and Instrument 200211210144876; Homeowner's Association of record in Instrument No. 200112190139981, By-Laws of record in Book 11675, page 497; Transmission Line Easement of record in Book 3933, page 359; Sanitary Sewer Easement of record in Book 10448, page 188; Landscape Agreement of record in Instrument No. 200104050033587, Storm Water Detention Agreement of record in Instrument No. 200104050033586; Agreement for grant of easement of record in Instrument No. 200110240116286, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **361 UPPER MILL DRIVE, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand(s) this 12th day of January, 2007.

JOHN M. BEAMON

SHERYL D. BEAMON

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 **John M. Beamon and Sheryl D. Beamon**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of January, 2007.

My commission expires: 9/22/2007

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public