THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 27594M

MAP/GROUP/PARCEL: 063160-B/212.00CO

NEW OWNER'S NAME AND ADDRESS:
HOWARD R. COHEN
709 OAK HILL DRIVE
Harrisonburg, VA 22801

Davidson County DEEDWARR
Recvd: 04/26/07 15:08 2 pgs
Fees:13.00 Taxes:708.55
20070426-0050053

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **SAMUEL TAYLOR BEALS III and KIMBERLY J. BEALS, husband and wife**, hereinafter called Grantors, do hereby transfer and convey unto, **HOWARD R. COHEN, A MARRIED MAN AND ESTHER J. COHEN, HIS WIFE,** their heirs and assigns, hereinafter called Grantees, property described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 294 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), AS OF RECORD IN PLAT BOOK 6900, PAGES 550, 551, AND 552 AND CERTIFICATE OF CORRECTION IN BOOK 7462, PAGE 445 AND BY AMENDMENT TO CHANGE NAME IN BOOK 818, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

The subject property is improved property known as 1428 AARONWOOD DRIVE, Old Hickory, TN 37138.

BEING THE SAME PROPERTY CONVYED TO SAMUEL TAYLOR BEALS III AND WIFE, KIMBERLY T. BEALS FROM MICHAEL B. LANDRIEU AND WIFE, ANDREA Z. LANDRIEU, BY DEED OF RECORD IN INSTRUMENT 20020115-0005980, DATED JANUARY 11, 2002, REGISTER'S OFFICE FOR SAID COUNTY. ON PRIOR RECORDED WARRANTY DEED, KIMBERLY BEALS MIDDLE INITIAL WAS INADVERTANTLY LISTED AS KIMBERLY T. BEALS RATHER THAN KIMBERLY J. BEALS. THIS IS TO CLARIFY THAT KIMBERLY T. BEALS AND KIMBERLY J. BEALS ARE ONE AND THE SAME PERSON).

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

SAMUEL TAYLOR BEALS III

KIMBERLY T. BEALS

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

PERSONALLY appeared before me, the undersigned authority, **SAMUEL TAYLOR BEALS III and KIMBERLY T. BEALS**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Clarksville, Tennessee on this the 13th day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-13-09

Katherine Rudolph
State of Tennessee Notary Public
Montgomery County

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value whichever is greater for this transfer is $191,500.00.

AFFIANT

Sworn to and subscribed before me, this the 13 day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-13-09

KATHERINE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY