RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 06/19/07 15:30 2 pgs Fees:13.00 Taxes:464.35 20070619-0073410

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008843

MAP - PARCEL NO: 083-09-0-307.00

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
KENNETH YANSICK	SAME	N/A
923 Kirkwood Avenue		
Nashville, TN 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CAROL ANN SOMMERFIELD BEASLEY, formerly CAROL ANN SOMMERFIELD, married,** have bargained and sold and by these presents do transfer and convey unto **KENNETH YANSICK**, his heirs and assigns forever, the following described property, to wit:

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

Being Lot No. 119 on the Plan of the A.V.S. Lindsley 29 Acre Tract as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to CAROL ANN SOMMERFIELD by Warranty Deed from JAMES C. FERGUSON AND WIFE, JOYCE L. FERGUSON of record in Book 5182, page 734, dated August 10, 1977, Register's Office for Davidson County, Tennessee and being further conveyed to CAROL ANN SOMMERFIELD AND CARLENE MARIE SOMMERFIELD, by Quitclaim deed of record in Book 9444, page 787, dated August 23, 1994, Register's Office for Davidson County, Tennessee. CARLENE MARIE SOMMERFIELD died intestate on December 29, 2005. Her interest in said real estate is now vested in CAROL ANN SOMMERFIELD BEASLEY, the daughter and sole heir-at-law of CARLENE MARIE SOMMERFIELD.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

RANDALL EVERETT BEASLEY, husband of **CAROL ANN SOMMERFIELD BEASLEY,** joins in the execution of this instrument to convey all his right, title and interest he may have in the subject property by virtue of his marriage to **CAROL ANN SOMMERFIELD BEASLEY.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 14th day of June, 2007.

Carol Ann Sommerfield Beasley
CAROL ANN SOMMERFIELD BEASLEY

RANDALL EVERETT BEASLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CAROL ANN SOMMERFIELD BEASLEY and husband, RANDALL EVERETT BEASLEY,** 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 seal, at office, on this 14th day of June, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$125,500.00**.

Affiant

SWORN TO and subscribed before me on this 14th day of June, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN