Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,720.00 .

Affiant

Subscribed and sworn to before me this 14th day of September, 2007.

Notary Public
My Commission Expires 9-22-08

MARY JANE HARDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GILES

Davidson County DEEDWARR
Recvd: 09/19/07 14:58 2 pgs
Fees:13.00 Taxes:1649.16
20070919-0112315

07-1342

Address of New Owner:	Send Tax Bills to:	Tax Information:
Frank E. Hartsock	Bank of America	160-6-A
509 Stonegate Place	P.O. Box 45140	2.00CO
Brentwood, TN 37027	Jacksonville, FL 32232	

WARRANTY DEED

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, we **Harrison Garrett Beasley and wife, Jillian Elizabeth Barry Beasley**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frank E. Hartsock, unmarried and Charles Scott Mitchell, unmarried, as joint tenants with right of survivorship, and not as tenants in common**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Stonegate subdivision, of record in Book 9700, Page 808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to Harrison Garrett Beasley and Jillian Elizabeth Barry by deed from Robert Mallernee and Becky Mallernee, dated January 26, 2005, of record in Instrument No. 20050127-0010278, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **509 Stonegate Place, Brentwood, TN 37027.**

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 hands this 14th day of September, 2007.

Harrison Garrett Beasley

Jillian Elizabeth Barry Beasley

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 **Harrison Garrett Beasley and Jillian Elizabeth Barry Beasley**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of September, 2007.

Notary Public

My Commission Expires: 1/26/2008

