Davidson County DEEDWARR
Recvd: 10/03/07 09:04 2 pgs
Fees:13.00 Taxes:384.80

20071003-0117741

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $104,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ERINN MARKHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02401 COLGATE NM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Andrea ~~Colgate~~ Lutes	Guaranty Trust Co	42-7A-41.00CO
813 Heritage Circle	316 Robert Rose Dr.	
Madison, TN 37115	Murfreesboro, TN 37129	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BETHANY S. ENGLISH BEAUDRY, AND HUSBAND, THOMAS BEAUDRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANDREA ~~COLGATE~~ LUTES, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 813 Heritage Circle, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 27th day of September, 2007.

Bethany S English Beaudry
Bethany S. English Beaudry

Thomas Beaudry By Bethany S English Beaudry, Attorney in Fact
Thomas Beaudry
By: Bethany S. English Beaudry, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On the 27th day of September, 2007, before me personally appeared Bethany Sue English Beaudry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas Beaudry and acknowledged that she executed the same as the free act and deed of said Thomas Beaudry.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 205, REVISED PHASE TWO, HERITAGE SQUARE, as shown on plat of record in Plat Book 5200, Page 378, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bethany S. English, unmarried by Deed from Andrea J. Colgate, unmarried, recorded on the 26th day of May, 1994 in Book 9357, Page 720, in the Register's Office of Davidson County, Tennessee. Bethany S. English having since married and is now known as Bethany S. English Beaudry.

Thomas Beaudry, husband of Bethany S. English Beaudry, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Bethany S. English, Bethany S. English Beaudry, and Bethany Sue English Beaudry are one and the same person..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Bethany S. English Beaudry and Thomas Beaudry pursuant to a power of attorney executed by the same, and being filed for in Instrument # 20071003-0117740, Register's Office for Davidson County, Tennessee.

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, Bethany Sue English Beaudry, the bargainor(s), 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 Franklin, Tennessee, this 27th day of September, 2007.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

RECORD AND RETURN TO:
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. 07WHD206