Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $224,000.00

Affiant

Subscribed and sworn to before me, this 29 day of OCTOBER, 2007

Notary Public
My commission expires: 1-26-11

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03-0708-34935

Address of New Owner:	Send Tax Bills to:	Tax Information
Lindsay Blair Beckner 4210 Murphy Road Nashville TN 37209	MAGNA BANK P.O. Box 17257 Memphis, TN 38187	103-08-0-038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susanne C. Davis, now Reseland, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lindsay Blair Beckner, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 24th Civil District of Davidson County, Tennessee, being Part of Lot No. 1, on the Plan of West End Annex, of record in Book 332 (erroneously referred to as Book 322 in prior deed of record), Page 61, and also part of the south half of Block 30 on the Map of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, and described on the mortgage inspection survey, File No. 25255-299 by John Kohl & Company, P.C., dated October 23, 1996, as follows:

BEGINNING at a point on the northerly margin of Murphy Road, formerly Minnesota Avenue, at a point of 55 feet easterly from the easterly margin of 44th Avenue North, formerly 3rd Street; thence, with the northerly margin of Murphy Road, easterly 65 feet; thence, northerly 153 feet to a point in the South line of Mary Marshall's lot, 132 1/2 feet easterly from the easterly margin of 44th Avenue North; thence, westerly with Marshall's southerly line, 65 feet to a point 67 1/2 feet easterly from the easterly margin of said 44th Avenue North; thence, southerly 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Susanne C. Davis by deed from Ronald W. Scelza, unmarried and Reid C. Scelza, unmarried, dated 06/23/04, recorded 06/29/04, of record in Instrument No. 20040629-0076977, Register's Office for Davidson County, Tennessee.

Joseph Reseland, husband of Susanne C. Davis, now Reseland, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4210 Murphy Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 11/05/07 09:17 2 pgs
Fees:13.00 Taxes:828.80
20071105-0129918

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 my hand this 29th day of October, 2007.

Susanne C. Davis Reseland

Joseph Reseland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susanne C. Davis Reseland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of October, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 2/20/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Reseland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 29th day of October, 2007.

Notary Public
State of Tennessee at Large

My Commission expires 10-17-2009

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD