When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 08010019

STATE OF TENNESSEE }
COUNTY OF Sumner }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY OF February, 2008.

NOTARY PUBLIC

My Commission expires: 9/22/2010

RACHELLE CAUDILL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Lori A. Stevenson and Ted Stevenson, Wife and Husband

Address of New Owner	Send Tax Bills To:	Tax Information:
Christopher M. Beals and Jacqueline M. Beals, Husband and Wife 1160 Kirkland Avenue Nashville, TN 37216	~~Same~~ Suntrust Mortgage PO Box 79041 Baltimore MD 21279-0041	072-07-0-064

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lori A. Stevenson and Ted Stevenson, Wife and Husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Christopher M. Beals and Jacqueline M. Beals, Husband and Wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in the Davidson County and further described as follows:

Being the Westerly one half of Lot No. 17 on the map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, as follows:

Said Westerly one half of Lot No. 17 fronts 50 feet on the Southerly side of Kirkland Avenue and runs back between parallel line 266.6 feet on the West line and 264 feet more or less on the East line in the rear measuring 50 feet on said rear line for a more complete and accurate description.

BEING the same property conveyed to Lori A. Stevenson and Husband, Ted Stevenson by quitclaim deed from Lori A. Johnson N/K/A Lori A. Stevenson, dated 1/26/2007 and recorded 02/14/2007 at Instrument Number 20070214-0018945, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Lori A. Johnson an unmarried woman, by warranty deed from Steve J. Donnelly, dated 1/14/2005 and recorded 1/21/2005 at Instrument Number 20050121-0007988, Register's Office of Davidson County, Tennessee

This is improved property generally located:
1160 Kirkland Avenue, Nashville, TN 37216

SUBJECT TO THE FOLLOWING:

1. 2008 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Lot No. 17 on the map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/08/08 13:22 2 pgs
Fees:13.00 Taxes:666.00
20080208-0013261

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. We do covenant with said Grantees that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Lori A. Stevenson and Ted Stevenson, Wife and Husband,** have caused this instrument to be executed, this the 31st day of January, 2008.

Lori A. Stevenson

Ted Stevenson

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lori A. Stevenson and Ted Stevenson, Wife and Husband**, 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.

This the 31st day of Jan, 2008.

My commission Expires: 10/20/10

NOTARY PUBLIC

LEWIS BROWER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY