Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 06/23/08 09:59 2 pgs
Fees:13.00 Taxes:806.60

20080623-0064159

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2008.

Notary Public
My commission expires: 10-17-2009

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

04-0805-53240

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas M. Beal	Magna Bank	135 - 16 - 0 - A -
809 Musket Trail	P.O. Box 17257	004
Nashville TN 37217	Memphis, TN 38187	

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, Paul P. Goad, Jr and Cindy R. Page (NKA Cindy R. Page Goad), hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas M. Beal and Debra Beal, husband and wife, 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 Davidson County, Tennessee, being Lot No. 4, on the Plan of Subdivision of Tracts 8,9 & 10 of Nashboro Village, of record in Plat Book 5200, Page 186-189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul P. Goad, Jr and Cindy R. Page (NKA Cindy R. Page Goad) and by deed from Peggy A. Hurt, dated March 28, 2002, recorded April 4, 2002, of record in Instrument # 20020404-0040913, Register's Office for Davidson County, Tennessee.

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 809 Musket Trail, Nashville, TN 37217

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.

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 20th day of June, 2008.

Paul P. Goad, Jr.

Cindy R. Page Goad

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul P. Goad, Jr. and Cindy R. Page Goad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 20th day of June, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 10-17-2009

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