RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0808118 [redacted] HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $749,000.00. Affiant Subscribed and sworn to before me this 29th day of August, 2008. Notary Public My commission expires: 4-30-09 Davidson County DEEDWARR Recvd: 09/02/08 10:15 2 pgs Fees:13.00 Taxes:2771.30 20080902-0089349

MITCHELL A. WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
James Hudnut-Beumler Heidi Hudnut-Beumler 3437 Benham Ave. Nashville, TN 37215	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, TN 37219	MAP 117-11, PARCEL 92

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brent R. Moody** and wife, **Shelby H. Moody**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **James Hudnut-Beumler** and wife, **Heidi Hudnut-Beumler**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of a Resubdivision of Lots 195, 220, 221 on the North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 9700, Page 12, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brent R. Moody and wife, Shelby H. Moody, by deed from Claude Warren Thompson, an unmarried person, of record as Instrument No. 20030926-0142797, in the Register's Office for Davidson County, Tennessee, dated September 24, 2003.

This conveyance is made subject to:

1. Taxes for 2008, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of record in Plat Book 9700, Page 12, Register's Office for Davidson County, Tennessee.
3. Deed of Conveyance of record in Book 10360, Page 343, Registers' Office for Davidson County, Tennessee.

This is improved property known as: 3437 Benham Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2008.

Brent R Moody by Shelby H Moody attorney in fact
Brent R. Moody, by his attorney-in-fact,
Shelby H. Moody

Shelby H Moody
Shelby H. Moody

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of August, 2008, before me personally appeared Shelby H, Moody, to me known to be the person who executed the foregoing instrument in behalf of Brent R. Moody, as his attorney-in-fact and acknowledged that she executed the same as the free act and deed of Brent R. Moody.

Witness my hand and official seal, at office, this 29th day of August, 2008.

Notary Public

My commission expires: 5/23/09

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Shelby H. Moody, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 29th day of August, 2008.

Notary Public

My commission expires: 5/23/09

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009