THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jerry W. Beasley
719 Imperial Drive
Murfreesboro, TN 37129
SEND TAX BILLS TO:
Countrywide Home Loans
1520 Memorial Blvd.
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 10/29/08 08:20 2 pgs
Fees:13.00 Taxes:425.50

20081029-0107707

WARRANTY DEED

(Map 96-09, Parcel 76.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **JOHANNA BEASLEY, as EXECUTRIX OF THE ESTATE OF EUPLE G. PHILLIPS**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JERRY W. BEASLEY and wife, JOHANNA P. BEASLEY**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 29 on the map of Martinwood Heights, according to plat and survey of same appearing of record in Book 2133, page 63, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot. Said Lot No. 29 fronts 81 feet on the north side of Lakeland Drive and runs back between parallel lines, 218.6 feet on the east line and 217.3 feet on the west line, to a dead line in the rear on which it measures 81.1 feet.
>
> BEING the same property conveyed to John B. Phillips and wife, Euple G. Phillips, by Warranty Deed from Willard M. Cummings and wife, Carolyn J. Cummings, dated December 4, 1965, of record in Book 3966, page 344, in the Register's Office of Davidson County, Tennessee. The said John B. Phillips died on September 7, 1995, leaving his wife, the said Euple G. Phillips, the owner in fee simple as surviving tenant by the entirety. The said Euple G. Phillips died testate on July 10, 2008. According to her Last Will and Testament, filed in the Probate Court for Davidson County, Tennessee, File No. 08P-1240, said property was devised unto the said Executrix to hold, administer and with the power to sell without joinder of any beneficiary, distribute as part of the Estate.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 2133, page 63; in the Register's Office for Davidson County, Tennessee: and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2714 Lakeland Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2008 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, its successors and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 27th day of October, 2008.

ESTATE OF EUPLE G. PHILLIPS

By: Johanna Beasley Executrix
Johanna Beasley, Executrix

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johanna Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executrix of the Estate of Euple G. Phillips, the within named bargainor, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate as such Executrix.

Witness my hand and official seal, this the 27th day of October, 2008.

Notary Public

My Commission Expires: **SEPTEMBER 7, 2010**

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of October, 2008.

Notary Public

My commission expires: **SEPTEMBER 7, 2010**

File No. 20080463

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD