Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1342

Davidson County DEEDWARR
Recvd: 12/29/08 10:37 2 pgs
Fees:13.00 Taxes:1184.00
20081229-0122757

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Beckham and wife, Melissa Beckham**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank Pellegrino and Janna Pellegrino, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 75 on Plan of Stone Creek Park Subdivision, Section 2-B, a Planned Unit Development, of record in Plat Book 9700, page 266, and amended in Plat Book 9700, pages 793 and 794, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Robert Beckham and wife, Melissa Beckham by deed from Drees Preferred Collection, Inc., an Ohio Corporation, dated March 16, 2001 of record in Instrument No. 20010402-0031391, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 817 Holt Grove Court, Nashville TN, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of December, 2008.

Robert Beckham

Melissa Beckham

State of Tennessee)
County of Davidson)

On this 23rd day of December, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert Beckham and Melissa Beckham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public
ANGELA JUSTIN WILLIAMSON
NOTARY PUBLIC OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/22/10

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 320,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of December, 2008.

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-22-2010

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Frank Pellegrino	Regions Bank d/b/a Regions Mortgage	180-3-A-98CO
817 Holt Grove Court	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 35244	