BILL GARRETT, Davidson County
Trans:T20090069960 DEEDWARR
Recvd: 10/14/09 11:27 2 pgs
Fees:13.00 Taxes:610.50
20091014-0095219

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090549

RETURN TO:
First National Financial Title Svcs
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027 N16189

Send Tax Bills To:
Same as owner

New Owner is:
Richard L. Beasley
201 Cambridge Place
Antioch, TN 37013

MAP: 151-09-0A

PARCEL: 149.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael T. Wright and wife, Mary P. Wright**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Richard L. Beasley and Delores B. Beasley**, **husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, pages 763 and 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Wright and wife, Mary P. Wright, by Warranty Deed from Radnor Homes, Inc., dated 7-11-97 and recorded 7-16-97 in Book 10531, page 164, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **201 Cambridge Place, Antioch, TN 37013**

MR MW
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of September 2009.

GRANTOR(S):

MICHAEL T. WRIGHT

MARY P. WRIGHT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL T. WRIGHT AND MARY P. WRIGHT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30th day of September, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 2nd day of October, 2009.

TERRY R. SLATER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My commission expires: 8/20/2013