39-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020108** BILL GARRETT, Davidson County Trans:T20100012642 DEEDWARR Recvd: 03/03/10 13:41 2 pgs Fees:13.00 Taxes:1276.50 20100303-0016335	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2010. Notary Public My Commission Expires: 5-8-2013 D. WILEE SIMMONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Sean Patrick Neff and Bethany Neff 5229 Fredericksburg Way E Brentwood TN 37027	Send Tax Bills To: ~~New Owner~~ Pinnacle National Bank 211 Commerce St. Ste. 300 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 171030B02600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derrick B. Bean and wife, Melissa Bean** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Patrick Neff and Bethany Neff, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 255, PLAN OF SECTION 5B, FREDERICKSBURG (erroneously referred to as Fredricksburg in deed of acquisition), as shown on plat of record in Plat Book 7900, Page 953, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Derrick B. Bean and wife, Melissa Bean by Special Warranty Deed from U.S. Bank National Association as Trustee under the Securitization Servicing Agreement dated as of July 1, 2005 Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass Through Certificates, Series 2005-HE1, recorded on the 13th day of April, 2006 in Instrument No. 20060413-0042824, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION 5B, FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 509 and P.U.D. Boundary Plat recorded in Plat Book 7900, Page 953.

Covenants, Conditions and Restrictions as recorded in Book 8920, Page 65, Book 9500, Page 393 and Book 9860, Page 840.

Terms and provisions of by-Laws of Fredericksburg Homeowners Association, Inc. recorded in Book 8920, Page 45.

Charter of Fredericksburg Homeowners Association, Inc. recorded in Book 8920, Page 65 and Book 8920, Page 40.

Easement recorded in Book 7993, Page 269 and Book 7851, Page 712.

Amenities Area set forth in Book 9443, Page 538 and Book 7900, Page 807.

Deeds of Conveyance recorded in Book 9698, Page 81 and Book 9698, Page 124.

This is improved property located at 5229 Fredericksburg Way E Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2010.

Derrick B. Bean

Melissa Bean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derrick B. Bean and Melissa Bean, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner