Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,900.00

Pamela L. Tenell
Affiant

Subscribed and sworn to before me, this 23rd day of April, 2010

Mary Jo Hartz
Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100031501 DEEDWARR
Recvd: 05/26/10 08:26 2 pgs
Fees:13.00 Taxes:939.43
20100526-0040370

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul S. Beard	WR Starkey Mtg	131-03-O-D
(NAME)	(NAME)	(MAP)
4230 Lone Oak Road	5055 Westpark Blvd Suite 300	010.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Plano TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Marc Jenkins, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Paul S. Beard, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on Lot No. 5 as shown on Exhibit "C" to the Master Deed for Lone Oak Park Condominium, of record in Book 6108, page 332, Register's Office for Davidson County, Tennessee, including an undivided interest in the common elements, set forth in said Master Deed, having originally been a part of Lot No. 5, as shown on the Plan of Lone Oak Park, of record in Book 5800, page 211, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lone Oak Park, Condominium Apartments contained in the Master Deed recorded in Book 6108, page 332, and By-Laws appended thereto and amended in Instrument No. 20090213-0012803, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein. *

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4230 Lone Oak Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

* Being the same property conveyed to Marc Jenkins, unmarried by deed from Susan L. Brooke and husband, Brian McGuire dated August 21, 2000 of record in Instrument no. 20000828-0084550, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 23rd day of April, 2010.

Marc Jenkins

Martha Lindsay Pryor Jenkins by
Marc Jenkins as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Marc Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of April, 2010.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7-5-2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Marc Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Martha Lindsay Pryor Jenkins, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Martha Lindsay Pryor Jenkins.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of April, 2010.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7-5-2011