Instr:200004100035680 Page: 1 OF 2
REC'D FOR REC 04/10/2000 10:07:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $359.83

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,250.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2000. Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003 (AFFIX SEAL)

NOTARY PUBLIC LARGE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NYSHAUNA COX BEARD, ET VIR	**AMSOUTH BANK**	**058-15 090**
(NAME) **3821 CREEKWOOD CIRCLE**	(NAME) **2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS) **BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANDREI E. LEE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NYSHAUNA COX BEARD, AND HUSBAND, ANTONIO D. BEARD,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Creekwood North Subdivision, as of record in Book 4675, page 16, Register's Office for said County.

Being the same property conveyed to Andrei E. Lee, unmarried, by deed from Curtis Ellis Construction Co., of record in Book 6187, page 481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters contained on the Plan of record in Book 4675, page 16, Restrictive Covenants contained of record in Book 4765, page 567, and any other easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3821 CREEKWOOD CIRCLE, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 7th day of **APRIL, 2000**.

ANDREI E. LEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrei E. Lee,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **NASHVILLE , Tennessee** this **7TH** day of **April, 2000.**

Commission expires: **OCTOBER 25, 2003.**

Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE