This instrument was prepared by:
JAY B. JACKSON
Attorney at Law
100 Town Center Parkway, Second Floor
P.O. Box 1797
Spring Hill, Tennessee 37174-1797
Deed drafted based upon information provided by the parties.

Instr:200004260041367 Page: 1 OF 2
REC'D FOR REC 04/26/2000 1:04:26PM
RECORD FEE: $13.36
M. TAX: $0.00 T. TAX: $421.80

Address New Owner:	Send Tax Bills to:
Michael P. Livingston 473 Westcrest Drive Nashville, TN 37211	~~Same as new Owner~~ ABN AMRO Mortgage Group P O BOX 57068 Irvine, CA 92619

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES A. BECK and Wife, DONNA P. BECK, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL P. LIVINGSTON and Wife, ELLEN J. LIVINGSTON, hereinafter called the Grantee, their heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Being lot No. 54 on the Plan of McMurry Hills, as of record in Plat Book 3700, Page 5, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Property is conveyed subject to all restrictions, covenants, easements and all other matters appearing of record in the Register's office for said county.
>
> Being part of the same property conveyed to James A. Beck and wife, Donna P. Beck by deed from Willard E. Richards and wife, Donna D. Richards, of record in Deed Book 4577, Page 354, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as: 473 Westcrest Drive, Nashville, TN 37211
>
> Map & Parcel 161-2-54

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the

title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14 day of April, 2000.

JAMES A. BECK

DONNA P. BECK

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, _____, the undersigned Notary Public in and for said County and State, the within named grantor, JAMES A. BECK and DONNA P. BECK with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 14 day of April, 2000.

Notary Public

My commission expires: 11-23-03

The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Affiant

Sworn to and Subscribed before me,
This 14 day of April, 2000.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Notary Public

My commission expires: 11-23-03.