STEPHANIE CARTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CK-UP

Instr:200005010042742 Page: 1 OF 2
REC'D FOR REC 05/01/2000 11:00:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $517.96

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN BEATY (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 161-11
519 HUNTINGTON RIDGE (ADDRESS)	2828 North Harwood (ADDRESS)	PARCEL A-142 CO
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP)	Dallas Texas 75201-1516 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, LORI A. GUINN KOCAK AND HUSBAND, MITCHELL A. KOCAK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN BEATY, MARRIED

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. 142 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lori A. Guinn, Unmarried, now known as Lori G. Kocak by deed from Burgess F. Guinn and wife, Jane B. Guinn of record in Book 11213, Page 617, Register's Office for Davidson County, Tennessee. The said Lori A. Guinn having since married to Mithchell A. Kocak.
LORI A. GUINN AND LORI G. KOCAK ARE ONE AND THE SAME PERSON.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; By-Laws of Hunting Ridge Townhouse Homeowner's Association, Inc. of record in Book 7423, page 762; Master Deed of Huntington Ridge Homeowners Association of record in Book 4529, Page 827, and By-Laws of record in Book 7423, page 762; All matters appearing on the plan of Huntington Ridge, of record in Plat Book 4675, page 9, Revised in Book 9700, Page 846; Declaration of Covenants, Conditions, and Restrictions of record in Book 4729, Page 687; and amended in Book 4889, Page 905 and second amendment in Book 5394, Page 243; Subject to a storm water detention agreement set forth in an instrument of record in Book 9732, Page 551; Dedication of common areas to Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4742, Page 570; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 519 HUNTINGTON RIDGE, NASHVILLE, TENNESSEE 37211
(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 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.

Witness our hand s this 28th day of April, 2000

Lori A Guinn Kocak
LORI A. GUINN KOCAK

MITCHELL KOCAK

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 LORI A. GUINN KOCAK AND HUSBAND, MITCHELL A. KOCAK

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April 2000

Commission expires 5-28-2000

Catherine R. Tice
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

LORI A. GUINN KOCAK AND
MITCHELL KOCAK

TO

STEPHEN BEATY, MARRIED AND
MICHAEL RODGERS, UNMARRIED

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027