WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00
+ Kevin W. Becka
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2000

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3-27-04
(AFFIX SEAL)

Instr:200005250052189 Page: 1 OF 2
REC'D FOR REC 05/25/2000 8:22:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $540.20

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin W. Becka (NAME)	PHH Mortgage Services (NAME)	172
447 Kinhawk Drive (ADDRESS)	3000 Leadenhall Road (ADDRESS)	8
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	52

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, John F. Viaches and wife, Beverly F. Viaches

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin W. Becka, an unmarried man

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. 31 Section 2, Forest Acres Estates, as of record in Book 4175, page 128, Register's Office for said County.

Said Lot 31 fronts 215 feet on the southerly margin of Kinhawk Drive and runs back 191.90 feet on the westerly line and 188.45 feet on the easterly line to a dead line in the rear measuring 221.55 feet thereon.

Being the same property conveyed to John F. Viaches and wife, Beverly F. Viaches by deed from Robert C. Johnson and wife, Terry D. Johnson of record in Book 6055, page 753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Easements noted of record in Book 7573, page 195, said Register's Office.

unimproved ( )
This is improved (X) property, known as 447 Kinhawk Drive, 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 24th day of May, 2000

John F. Viaches

Beverly F. Viaches

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Viaches and wife, Beverly F. Viaches

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 24th day of May, 2000.

Commission expires

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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