Return to:
THOMAS N. JONES & ASSOC
339 Main St. Franklin, TN 37064

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39205** FILE BOX "7"

Instr:200008230083326 Page: 1 OF 2
REC'D FOR REC 08/23/2000 7:56:36AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $962.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 260,000.00.** Rodney D. Beauregard II
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE
THIS **18TH DAY OF AUGUST, 2000.**
Margaret Cummins
Notary Public
MY COMMISSION EXPIRES: 3/25/2001

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
RODNEY D. BEAUREGARD, II
1409 Calloway Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Chadwick Mortgage, Inc.
16390 Pacific Coast Hwy.
Suite 200
Huntington Beach, CA 92649

MAP-PARCEL #
155-8-C-118
9D 80364

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 **MATTHEW KREIDENWEIS and wife, PAMELA KREIDENWEIS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODNEY D. BEAUREGARD, II**

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, TN, BEING Lot No. 118 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, page 339-347, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Matthew Kreidenweis and wife, Pamela Kreidenweis by deed from Nancy A. Jasinski, Unmarried, of record in Book 10226, page 939, Register's Office for Davidson County, Tennessee.

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 Grantee; all matters appearing on the plan of record in Book 6900, page 339-347; Restrictions of record in Book 6474, page 346, as amended in Book 6486, page 587, Declaration of covenants, conditions, and rest of record in Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and Book 9472, page 824; Storm water detention agreement of record in Book 7099, page 299; all of record in the Register's Office for Davidson County, Tennessee.

10169.2000/MS

Unimproved ( )
This is improved (X) property, known as **1409 Calloway Court, Nashville, Tennessee 37221**
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 HANDS THIS 18TH DAY OF AUGUST, 2000.

MATTHEW KREIDENWEIS **PAMELA KREIDENWEIS**

.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 MATTHEW KREIDENWEIS and wife, PAMELA KREIDENWEIS, the bargainors, 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 Nashville, Tennessee, this the 18 day of August, 2000.

MARGARET ANN SMITH NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC

My Commission Expires: 3/25/2001