THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17554	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $168,000.00 James Beavers Affiant Subscribed and sworn to before me, this 31st day of October, 2000. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. JAMES BEAVERS	QUICKEN LOANS, INC.	MAP 103-6
5651 Kendall Drive	20555 Victor Parkway	PARCEL 100
Nashville, Tennessee 37209	Livonia, Michigan 48152	FB# 8DA56842

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ERIC S. POWITZKY, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES BEAVERS AND WIFE, RACHEL BEAVERS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5651 Kendall Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2000.

ERIC S. POWITZKY

Davidson County DEEDWARR
Recvd: 11/02/00 12:28 2pgs
Fees:11.00 Taxes:621.60

20001102-0108881

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC S. POWITZKY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2000.

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Brookside Courts Addition No. 2, as of record in Plat Book 1835, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Together with a permanent easement for driveway purposes created by instrument of record in Book 5343, page 182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric S. Powitzky and wife, Elizabeth L. Powitzky by deed from Forrest F. Schrum, III and wife, Beverly J. Schrum of record in Book 10110, page 546, said Register's Office. The said Elizabeth L. Powitzky has since died.

This conveyance is made subject to: (1) Easements of record in Book 5343, page 182, and Book 1835, page 47; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 47, said Register's Office.