Davidson County DEEDWARR
Recvd: 04/23/01 09:55 2pgs
Fees:11.00 Taxes:214.60

20010423-0039748

PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **March, 2001** by and between **Carol Victoria Pewitt and William Lester Pewitt** , herein after referred to as GRANTOR, and **Kathryn A. Kent, an unmarried woman** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-11 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, page 284, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, page 284, said Register's Office, for a more complete identification and description of such Unit.

BEING THE SAME PROPERTY CONVEYED to Carol V. Howell, unmarried by Warranty Deed from Cabana, LLC, a Tennessee limited liability company and recorded in Book 11632, page 496, Register's Office for Davidson County, Tennessee. Carol V. Howell has since married and is n/k/a Carol V. Pewitt, married, and her husband William Lester Pewitt joins in this conveyance.

This is improved/unimproved property known as: 2020 Beech Avenue, A-11, Nashville, Tennessee 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Carol Victoria Pewitt
Carol Victoria Pewitt
Signature of Seller

William Lester Pewitt
William Lester Pewitt
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carol Victoria Pewitt and William Lester Pewitt** , the within named 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, at office, this **29th** day of **March, 2001.**

Notary Public

My Commission Expires: March 24, 2004

LESLIE RUFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:
Kathryn A. Kent
2020 Beech Avenue, A-11, Nashville, Tennessee 37204

Send Tax Statements to:
COUNTRYWIDE HOME LOANS, INC.
718 THOMPSON LANE, NASHVILLE, TN 37204

Map & Parcel (105-10A-113 Co)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$58,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kathryn A. Kent
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **March, 2001.**

Notary Public

My Commission Expires: March 24, 2004

LESLIE RUFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
21-2-129