Davidson County DEEDWARR
Recvd: 06/12/01 10:17 2pgs
Fees:11.00 Taxes:264.55

20010612-0061674

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
01TN00497

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2001

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

THIS INSTRUMENT WAS PREPARED BY NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRETT BEAREGUARD **2210 B CABIN HILL ROAD** **NASHVILLE, TN 37214**	Transland Financial Svcs. 2700 Westhall Ln. Ste 140 Maitland, FL 32751-7291	**73-7-221.00**

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, WE,

KRISTEN EDWARDS SIMMONS AND HUSBAND, CHRISTOPHER SIMMONS

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

BRETT BEAUREGUARD AND WIFE, SARAH P. BEAUREGUARD

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 LYING AND BEING IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE TO-WIT:

BEING LOT NO. 508, OF ZONE LOT DIVISION OF LOTS 44, 45, 46, 47, 48, 49, 50, 51, 52 AND 53, SECTION 3, CABIN HILL SUBDIVISION, AS RECORDED IN BOOK 6250, PAGE 361, BEING A REVISION OF SECTION 3, CABIN HILL, OF RECORD IN BOOK 5200, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KRISTEN EDWARDS BY DEED FROM TWO RIVERS DUPLEXES, A TENNESSEE JOINT VENTURE, DATED OCTOBER 03, 1995 OF RECORD IN BOOK 9825, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KRISTEN EDWARDS NOW KNOWN AS KRISTEN EDWARDS SIMMONS.

CHRISTOPHER SIMMONS HUSBAND OF KRISTEN EDWARDS SIMMONS JOINS IN THIS WARRANTY DEED ONLY FOR THE PURPOSES OF CONVEYING SUCH MARITAL RIGHTS, IF ANY, THAT HE MAY HAVE IN AND TO SAID PROPERTY.

Unimproved ( )
This is improved (X) property known as **2210 B CABIN HILL ROAD, NASHVILLE, TN 37214**
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 25th day of May , 2001

Kristen Edwards Simmons

KRISTEN EDWARDS SIMMONS

Christopher Simmons

CHRISTOPHER SIMMONS

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 Kristen Edwards Simmons and husband, Christopher Simmons 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 25th day of May , 2001.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003

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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____ _____
Notary Public