WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/01 09:16 2pgs
Fees:13.00 Taxes:362.60

20011121-0127892

JUDY S NEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 2001

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Townsend (NAME)	Cendant Mortgage Corporation (NAME)	131 050 B
239 Summit Ridge Drive (ADDRESS)	3000 Leadenhall Road (ADDRESS)	239.00 CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

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, Lee A. Beaman, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Townsend, unmarried, ~~and William H. Townsend, married~~ Jew

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 239 Four Seasons, a Condominium, a Horizontal Property Regime, located on Summit Ridge Drive, Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed recorded in Book 6841, page 349, Book 6847, page 122, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Four Seasons, Condominium Apartments contained in the Master Deed recorded in Book 6841, page 349, Book 6847, page 122, and By-Laws recorded in Book 6841, page 376, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lee A. Beaman, by deed from Benjamin C. Fordham, of record in Book 11012, page 842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed of record in Book 6841, page 349, and Book 6847, page 122; By-Laws of record in Book 6841, page 376; Charter of record in Book 6855, page 917, Book 8030, page 80, Book 8176, 697, Book 9121, page 405, and Book 4512, page 10; All matters on a Plat of record in Book 5050, page 30, Book 4821, page 20, and Book 5388, page 503; Engineers Report of record in Book 6847, page 125 and Surveyor's Description of record in Book 10068, page 413; Easements of record in Book 5158, page 851, Book 5271, page 430, Book 6869, page 157, Book 6869, page 162, Book 6870, page 966, and Book 7776, page 899; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 239 Summit Ridge Drive, Nashville, TN 37215
(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 my hand this 15th day of November 2001

Lee A. Beaman

Kelley A. Beaman

STATE OF TENNESSEE Dairdson
COUNTY OF ~~WILLIAMSON~~
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee A. Beaman and Kelley A. Beaman

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~s~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee, this 15th day of November, 2001.

Commission expires January 26, 2002 Jane Caplenor
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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