14915-3
Box 14A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $207,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2002.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 02/25/02 12:16 2pgs
Fees:13.00 Taxes:765.90
20020225-0023687

Address of New Owner:	Send Tax Bills to:	Tax Information
David W. Kern	Countrywide Home Loans, Inc.	180-03-0-A
304 Stone Heath Court	4500 Park Granada	023.00CO
Nashville TN 37211	Calabasas, CA 91302	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Beard and wife, Jan E. Beard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David W. Kern and wife, Michelle K. Kern, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section 1C, Stone Creek Park, of record in Book 9700, Page 652, P.U.D. Boundary Plat in Book 9700, Page 266, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert W. Beard and Jan E. Beard by deed from Amanda Bedwell, unmarried, dated July 31, 2000, recorded in Instrument No. 200008020076593, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Stone Heath Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of February, 2002.

Robert W. Beard

Jan E. Beard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert W. Beard and Jan E. Beard, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of February, 2002.

Catherine R. Vass

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

