# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/02 10:20 2pgs
Fees:13.00 Taxes:451.40

20020410-0044070

02B-6680

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 2002

Notary Public

MY COMMISSION EXPIRES: 10-2[illegible]
(AFFIX SEAL)

SONYA M. BRAINHAM NOTARY PUBLIC AT LARGE TENN. WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

CASTLEMAN TITLE & ESCROW, INC., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry D. Beard (NAME) | ABN AMRO Mortgage Group, Inc. (NAME) | MAP 172-8A |
| 5917 Retriever Court (ADDRESS) | 2600 W. Big Beaver Road (ADDRESS) | PARCEL 65 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP) | Troy, Michigan 48084 (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, Donna Lynn Childers Eleazer and husband, David Perry Eleazer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Beard and wife, Tresa L. Beard

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 in Davidson County, Tennessee, BEING Lot No. 65 on the Plan of Hunters Branch, Section 2-B, of record in Plat Book 6900, Page 336 and 337, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 65 fronts 58.28 feet on the southwesterly margin of Retriever Court and extends back 108.43 feet on the northerly line and 134.93 feet on the southeasterly line to a broken line in the rear, measuring 100.76 feet thereon.

Being the same property conveyed to Donna Lynn Childers Eleazer and husband, David Perry Eleazer by deed from Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9209, Page 804, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 2002 and subsequent years, easements and restrictions of record.

Donna L. Eleazer executes this instrument as Attorney-in-Fact on behalf of David P. Eleazer, pursuant to the Power of Attorney recorded in Book *, Page _____, Register's Office For Davidson County, Tennessee.

* 20020410-0044069

unimproved ( )
This is improved ( X ) property, known as 5917 Retriever Court, Antioch, Tennessee 37013
(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 our hand s this 28th day of March, 2002

Donna Lynn Childers Eleazer

Donna Lynn Childers Eleazer

David Perry Eleazer by Donna Lynn Childers Eleazer

David Perry Eleazer, by Donna Lynn Childers Eleazer, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Lynn Childers Eleazer

the bargainor s, 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 Brentwood, Tennessee, this 28th day of March, 2002.

Commission expires 1/26/04

Notary Public
Ruth M. Foran

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 _____, _____.

My commission expires _____

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Beforeme, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donna Lynn Childers Eleazer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of David Perry Eleazer and who acknowledged that she executed the same as the free act and deed of said David Perry Eleazer.

Witness my hand and official seal at Brentwood, tN this 29th day of March, 2002.

My Commission Expires: January 26, 2004

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.