TAMMY I. HARBOLIC
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 25, 2003

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2002.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney L. Beverstein 904 Carlisle Ct., South Nashville, TN 37214	Freeman Webb Mtg. Corp. 545 Mainstream Drive Nashville, TN 37228	Map 108-4, Group A Parcel 51-CO

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,

Dan W. Dolzen, Jr. and wife, Annette L. Dolzen

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rodney L. Beverstein and wife, Toni M. Beverstein

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:

BEING Lot No. 101, on the plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dan W. Dolzen, Jr. and wife, Annette L. Dolzen, by Warranty Deed from Frank Batson Homes, Inc., dated June 26, 1992, and of record in Book 8664, Page 419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to Restrictive Covenants contained in Book 8067, Page 792 and amended in Book 8150, Page 765 and Book 8495, Page 747, Register's Office for Davidson County, Tennessee.
3) Property is subject to the Villages of Larchwood Planned Unit Development of record in Book 7900, Page 326, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8067, Page 801, said Register's Office.
4) Property is subject to Charter of record in Book 8376, Page 933, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 904 Carlisle Ct.,South, Nashville, TN 37214
(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 24th day of June, 2002.

Dan W. Dolzen, Jr.

Annette L. Dolzen

Davidson County DEEDWARR
Recvd: 07/01/02 16:15 2pgs
Fees:13.00 Taxes:499.50

20020701-0079067

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan W. Dolzen, Jr. and wife, Annette L. Dolzen, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076