Davidson County DEEDWARR
Recvd: 07/22/02 09:59 2pgs
Fees:13.00 Taxes:699.30
20020722-0087561

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of July, 2002.

Notary Public
My commission expires: 11/30/04

NOTARY PUBLIC AT LARGE WILLIAMSON CO

MY COMMISSION EXPIRES: NOVEMBER 30, 2004

07-0207-80221

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew S. Taylor	Oceans Funding Co., Inc.	168-00-0-033.00
9547 South Harpeth Road	912 Drew Street, Ste 201	
Nashville TN 37221	Clearwater, FL 33755	

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, **Stephen Edward Becker, unmarried and Lynne Demers Becker, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew S. Taylor and wife, Laura M. Taylor,** 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:

Tract One: Being one of four tracts of land on the east side of South Harpeth Road and being a portion of a thirty-one acre tract of record in Book 3186, page 624, Register's Office for said County.

Said tract begins at a beech tree in the north corner of said tract at the corner of White and Meadows lands; thence South 45 deg. West 540 feet more or less to a stake in the fence at a sycamore pointer; thence North 84 deg. West 132 feet to elm and persimmon pointers; thence North 61 deg. West 110 feet to a stake in the fence; thence North 55 deg. West 115.5 feet to a point on the west margin of South Harpeth Road in the Zell King line; thence South 6 deg. East 438 feet more or less to a point in center of Charlie Kings' line and being 35 feet from the center of South Harpeth Road; thence North 67 deg. 30 minutes East 939 feet to a stake at a cedar pointer; thence North 29 deg. 30 minutes West 114 feet to the point of beginning. Said tract containing 5.7 acres, more or less.

Included in the aforedescribed tract of land, but expressly excluded therefrom is that certain portion as indicated by instrument of record in Book 4180, page 666, Register's Office for Davidson County, Tennessee.

Included in the aforedescribed tract of land, but expressly excluded therefrom, is that certain tract of land consisting of 0.847 acres, conveyed to Kevin C. Meadors and wife, Laura R. Meadors, by deed of record in Book 8585, page 722, and as re-recorded in Book 8606, page 888, Register's Office for Davidson County, Tennessee.

Tract Two: Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by M. Gregory Underwood, R. L. S. No. 1299, dated November 13, 1991, Job No. 91-136, as follows: Beginning at a corner post in the easterly margin of South Harpeth Road, said corner post being the front common corner of that certain 5.7 acres, more or less, which was conveyed to Leon Harper and wife, by deed from Kenneth Arthur Caruthers and wife, recorded in Book 7523 at Page 678, in the Register's Office for said County, and that certain 7.217 acres, more or less, conveyed to Kevin C. Meadors and wife, by deed from Marilyn E. Meadors, recorded in Book 8566 at Page 970, in said Register's Office; thence with lines between said 5.7 acres, more or less, in said 7.217 acres, more or less: (1) South 56 deg. 17 min. 01 sec. East 65.51 feet, (2) South 61 deg. 43 min. 42 sec. East 111.37 feet, (3) South 83 deg. 07 min. 32 sec. East 132.00 feet to a sycamore and (4) North 46 deg. 21 min. 22 sec. East

331.95 feet to a new iron pin; thence along a new line, South 76 deg. 39 min. 47 sec. West 538.36 feet to the point of beginning, containing 1.149 acres, more or less.

Being the same property conveyed to Stephen Edward Becker and wife, Lynne Demers Becker by deed from Edith M. Harper, unmarried, of record in Book 10109, page 511, Register's Office for Davidson County, Tennessee. Stephen Edward Becker and Lynne Demers Becker having since divorced by Decree of Dissolution in the Superior Court of Washington, County of King, No. 01-3-01916-7 SEA, dated January 18, 2002.

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 9547 South Harpeth Road, Nashville, TN 37221

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 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. 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 16th day of July, 2002.

Stephen Edward Becker By Spencer M Knoch AS Atty-in-fact
Stephen Edward Becker
By: Spencer M. Knoch, Atty-in-Fact

Lynne Demers Becker By Spencer M Knoch AS Atty-in-fact
Lynne Demers Becker
By: Spencer M. Knoch, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF WILIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, **Spencer M. Knoch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for **Stephen Edward Becker and Lynne Demers Becker** and is authorized by them to execute this instrument on their behalf.

Witness my hand in Franklin, TN, this 18th day of July, 2002.

Carol R Rivers
Notary Public

My Commission expires: 11/30/04

CAROL R RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO
MY COMMISSION
NOVEMBER