Return To:
Lenders Express Title & Escrow, Inc.
25 Century Blvd. Suite 203
Nashville, TN 37214 #2700299

Maximum Principal Indebtedness for Tennessee Tax Recording Purposes is
$ 198,400.00

PREPARED BY:
Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 10/21/02 15:22 2pgs
Fees:13.00 Taxes:734.08
20021021-0129215

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **October, 2002** between **Rex Creviston Homes, LLC** , GRANTOR, and **Lisa Beard** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING all of Lot No. 205, VILLAGE THREE, SUMMERFIELD, as shown by plat appearing of record at Instrument No. 20001006-0099706, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING a part of the same property conveyed to Rex Creviston Homes, LLC by deed of record in Instrument Number 20020122-0008298, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 11588, page 484, Book 11665, page 376 and 20010308-0021946 and 20010504-0046262; By-Laws of record in Book 11648, page 662; easements in Book 114, page 327 and Instrument No. 20000913-0091248,20000913-0091249, 20000113000477, 2000082400083643, 200008040077639, 20000913-0091247 and 200010060088706; any and all matters as shown on plat of record at Instrument No. 200010060099706; of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

REX CREVISTON HOMES, LLC

Rex Creviston, Jr., Chief Manager
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, Mark J. Moore, a Notary Public of said State and County aforesaid, personally appeared Rex Creviston, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Chief Manager of Rex Creviston Homes, LLC, the within named bargainor, a corporation, and that he/she as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Chief Manager.

Witness my hand and seal, at office in Murfreesboro, this the **11th** day of **October, 2002.**

Notary Public

My Commission Expires: 1-11-2003

Name and Address of Property Owner:

Lisa Beard
3020 Summercrest Trail
Antioch, TN 37013

Property Address:
3020 Summercrest Trail
Lot 205, Village Three, Summerfield
Antioch, TN 37013

Person Responsible for Taxes: Same

Murfreesboro

Parcel #: 164-100A-159

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$198,400.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **October, 2002.**

Notary Public

My Commission Expires: 1-11-2003

RETURN TO:

Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129