BOX 2

PREPARED BY (AND RETURN TO):

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUITE 330 BRENTWOOD, TN 37027

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 44101

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/02/02 12:20 2pgs
Fees:13.00 Taxes:1104.45

20021202-0147896

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alan D. Beaty Denise D. Beaty 1505 Daventry Court Nashville, Tennessee 37221	

TAX MAP-PARCEL NUMBERS: 142-16-A-099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$298,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Perry M. Davidson and spouse,Elaine B. Davidson, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan D. Beaty and spouse, Denise D. Beaty** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Phase Three Devon Park of record in Book 6900, page 52, Register 's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Perry M. Davidson and wife, Elaine B. Davidson by deed from Zaring National Corporation of record in Book 7154, page 825, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 52, said Register's Office, which Plan shows a 25 foot minimum building setback line from Daventry Court, together with a designated building site, and 25 foot easement for public utility and drainage purposes along the rear line(s); Storm Water Detention Agreement of record in Book 6908, page 59, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, Book 6967, page 156, Book 8276, page 53, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1505 Daventry Court, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of November, 2002 .

Perry M. Davidson

Elaine B. Davidson

State of TENNESSEE

County of WILLIAMSON

On this 25th day of November, 2002 , before me the undersigned authority, personally appeared **Perry M. Davidson and Elaine B. Davidson** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE

County of WILLIAMSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $298,500.00

Affiant

Sworn and subscribed before me this 25th day of November, 2002

Notary Public

My Commission Expires: _____

RITA ANN MA... NOTARY PUBLIC WILLIAMSON CO., TN