WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/02 15:23 2pgs
Fees:13.00 Taxes:636.40
20021202-0148245

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Ronald H Hughes
Address 4924 Alexis Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Countrywide Home Loans Inc.
Address P.O. Box 660694
City/State/Zip Dallas, Texas 75266-0694

FOR AND IN CONSIDERATION of the sum of **$10.00.** Leroy F. Beer and Karen J. Beer, Husband and Wife have this day bargained and sold, and do hereby transfer and convey unto Ronald H Hughes, An Unmarried Man, their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in DAVIDSON County, State of TENNESSEE, as follows:

Land in Davidson County, Tennessee, Being Lot No. 182 on the Plan of Oak Highlands, Phase I, a Planned Unit Development, of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Leroy F. Beer and wife, Karen J. Beer by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Book 11360, page 453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 173-04A-182

This is improved property known as: 4924 Alexis Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this 20th day of November, 2002.

Leroy F. Beer

Karen J. Beer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, Leroy F. Beer and Karen J. Beer with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 20th day of November, 2002.

Commission expires June 18, 2005

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $172,000.00

Affiant _____

Subscribed and sworn to before me, this the 20th day of November,2002.

My commission expires June 18, 2005

_____
Notary Public - Register

