03

Realty Title 48-A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/06/03 15:52 2pgs
Fees:13.00 Taxes:869.50
20030106-0002141

ADDRESS NEW OWNER:
Scott Eveland
204 Rolling Fork Court
Nashville, Tennessee 37205

SEND TAX BILL TO:
US Bank, N.A.
4801 Frederica St.
Owensboro, KY 42301

MORTGAGEE:
US Bank, N.A.
4801 Frederica St.
Owensboro, KY 42301

MAP	**129**
GROUP	**5**
PARCEL	**35**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Beaver and Vicki Beaver, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Scott Eveland and wife Pattie Eveland**, 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:

> Land in Davidson County, Tennessee, being Lot No. 908 of West Meade Farms, Inc., Section XIII, of record in Plat Book 2331, page 112, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James Beaver and Vicki Beaver, husband and wife by deed from Howard R. Smith and wife, Nancy S. Smith of record in Book 7194, page 892, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 204 Rolling Fork Court, Nashville, Tennessee 37205.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 27th day of December, 2002.

James Beaver

James Beaver

Vicki Beaver

Vicki Beaver

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Beaver and Vicki Beaver, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of December, 2002.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

Karen Mallalla

AFFIANT

Subscribed and sworn to before me on this 27th day of December, 2002.

Diane K. Mann

NOTARY PUBLIC

D. K. MANN * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TN

My Commission Expires: 3/14/2005