Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2003.

Notary Public
My commission expires: 1/27/07

FILE BOX 45

01-0301-24322

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Lewis Becoats<br>301 Culpepper Court<br>Brentwood TN 37027 | New Owner | 171-03-0-A 112.00CO |

## 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, Daniel R. Stern and wife, Nialta L. Stern, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lewis Becoats and wife, Sandy Becoats, 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:

> Land in Davidson County, Tennessee, being Lot No. 284 on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Plat Book 7900, Page 509 and amended in Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Daniel R. Stern and wife, Nialta L. Stern by deed from Tennessee Heritage Enterprises, Inc., of record in Instrument 20001204-0118639, Register's Office for Davidson County, Tennessee.
>
> 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 301 Culpepper Court, Brentwood, TN 37027

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 seised 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 13th day of February, 2003.

Daniel R. Stern

Nialta L. Stern

Davidson County DEEDWARR
Recvd: 04/07/03 10:22 2pgs
Fees:12.00 Taxes:0.00

20030407-0045499

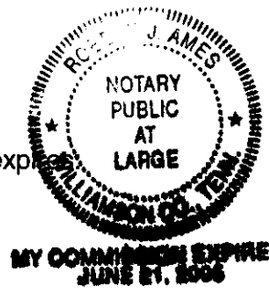
STATE OF TENNESSEE

BK 2723 PG 146

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel R. Stern and Nialta L. Stern, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 13th day of February, 2003.




Notary Public

My Commission expires:

State of Tennessee, County of WILLIAMSON
Received for record the 18 day of
FEBRUARY 2003 at 8:01 AM. (REC# 525914)
Recorded in official records
Book 2723 Pages 145- 146
Notebook 71 Page 182
State Tax $ 1073.00 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 1086.00,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS