Davidson County DEEDWARR
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Fees:13.00 Taxes:505.05

20030602-0074661

File #200370038

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,500.00.

Judith Blackledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2003.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES: 11/06/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Blackledge	America's Wholesale Lender	Map: 173-4-A-169
(NAME)	(NAME)	
4985 Alexis Dr.	750 Old Hickory Blvd., #180	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM J. BEATTIE AND KATHERINE R. BEATTIE, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JUDITH BLACKLEDGE, an unmarried woman, hereinafter called the GRANTEE, her 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 all of Lot No. 169, on the Plan of Phase I, Oak Highlands, as shown by plat appearing of record in Plat Book 6900, Page 432, 433, 434, 435, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William J. Beattie and wife, Katherine R. Beattie by Warranty Deed dated June 20, 1990, of record in Book 8137, Page 501, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Book 7350, Page 24; Re-recorded in Book 7367, Page 587; Amended in Book 8765, Page 77; Amended in Instrument No. 20000428-0042354; By-Laws of record in Book 8765, Page 90; Articles of Incorporation of Homeowners' Association of record in Book 7337, Page 529; Amended in Book 8765, Page 100; Temporary Easement for construction of sewer & for drainage improvements of record in Instrument No. 20001002-0097139 and, any and all matters as shown on plat of record in Plat Book 6900, Page 432, 433, 434, 435; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4985 Alexis Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and Grantors covenant with the said GRANTEE 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 29th day of May, 2003.

William J. Beattie

William J. Beattie

Katherine R Beattie

Katherine R. Beattie

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared William J. Beattie and Katherine R. Beattie who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2003.

Eileen Strange

Notary Public

My Commission Expires:

(SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217