Return to B-3450

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/04/03 15:41 2pgs
Fees:13.00 Taxes:355.20
20030604-0076711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00.

Kylie M. Beck
Affiant

Subscribed and Sworn to before me on this the 15th day of May, 2003.

Amanda Nordman
Notary Public

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/29/05

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Kylie M. Beck 1900 Richard Jones Road, Unit M-1 Nashville, TN 37215	Countrywide Home Loans 4500 Park Granada Calabasas, CA 91302-1613	Map 117-15A Parcel 141

For good and valuable consideration, receipt of which is hereby acknowledged, Sunny H. Bollinger, Executrix of the Estate of Peggy Bush Hoover, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Kylie M. Beck ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Parcel No. 141, being Unit No. M-1 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Peggy B. Hoover, by Deed from DLS Properties, of record in Book 11010, page 730, Register's Office for Davidson County, Tennessee. Peggy Bush Hoover (also known as Peggy B. Hoover) died leaving a Last Will and Testament, which Will has been admitted to probate in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee in Will Book 4617, page 851895, Office of the Davidson County Circuit Court Clerk (Probate Division). Davidson County Circuit Court Docket No. 02P-1413. Sunny H. Bollinger signs this deed in her capacity as Executrix of the Estate of Peggy Bush Hoover with full power of sale without the joinder of any beneficiary.

This conveyance is subject to the Master Deed and By-Laws in Book 5304, page 702; Book 7841, page 557; Book 9830, page 181; Book 11362, page 463; all matters shown on the plan of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as 1900 Richard Jones Road, Unit M-1, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, its successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantees, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 12th day of May, 2003.

Sunny H. Bollinger, Executrix of the Estate of Peggy Bush Hoover
Executrix of the Estate of Peggy Bush Hoover

STATE OF Illinois
COUNTY OF Peoria

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sunny H. Bollinger, Executrix of the Estate of Peggy Bush Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12 day of May, 2003.

Marilyn Cisneros
NOTARY PUBLIC

My Commission Expires: 10-9-2005

"OFFICIAL SEAL"
MARILYN CISNEROS
Notary Public, State of Illinois
My Commission Expires 10-9-2005