WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/03 14:03 2pgs
Fees:13.00 Taxes:623.45

20030710-0095740

PENNY CRACK
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$168,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer T. Lichstein	**First Horizon Home Loan Corporation / DBA First Tennessee Home Loans**	**83-6-84**
(NAME)	(NAME)	
803 Setliff Place	**10741 King William**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Dallas, TX 75220**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PATRICIA J. BEAVIN, UNMARRIED AND FORREST W. BEAVIN, JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER T. LICHSTEIN, UNMARRIED**, 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:

BEING Lot No. 19 on the Plan of Roy F. Williams (erroneously referred to a Williamson in prior deed) Subdivision of record in Book 547, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia J. Beavin, unmarried and Forrest W. Beavin, Jr., married by deed from Daniel Williams and wife, Julia Williams of record in Book 11709, Page 320 Register's Office for Davidson County, Tennessee.

This conveyance is subject to The Plan of Record in book 547, Page 13 and Property Taxes for the current year.

The said Forrest W. Beavin, Jr. is married, but the above described property was never used as his primary residence.

unimproved ☐

This is improved ☒ property, known as **803 Setliff Place, Nashville, TN 37206**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 27th day of June, 2003.

Forrest W. Beavin Jr.

Patricia J. Beavin

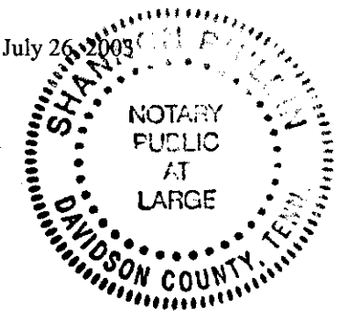
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Forrest W. Beavin Jr. , and Patricia J. Beavin, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2003.

Commission expires: July 26, 2003



My Commission Expires JULY 26, 2003

Shannon Philbin — Notary Public