WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/03 08:26 2pgs
Fees:13.00 Taxes:277.50

20030811-0113846

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: July 24, 2005

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE JOHNSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Beeman	Elizabeth Beeman	164.00-0-216.00
(NAME)	(NAME)	
3593 Pin Hook Road	3593 Pin Hook Road	
(ADDRESS)	(ADDRESS)	
Anitoch, TN 37013	Antioch, TN 37013	
(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, Paul Laurent and Maria Laurent, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Beeman, 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:

Beginning at an iron pin on the southerly margin of Pin Hook Road, thence south 86 degrees 24 minutes 15 seconds, east 152.18 feet eastwardly with said margin to an iron pin; thence south 10 degrees 50 minutes 15 seconds east 213.25 feet to an iron pin ; thence south 25 degrees 56 minutes 15 seconds east 560.0 feet to an iron pin; thence south 66 degrees 35 minutes 45 seconds west 220.7 feet to an iron pin; thence north 16 degrees 10 minutes west 844.3 feet to the point of beginning, according to a survey by Earnest Medlin dated August 10, 1973. Also includes is a '90 Fleetwood 24 x 44 Serial #TNFLL27B02558GBTNFLL27A02558GB3403B.

INCLUDED in the above legal description, but expressly excluded herein is a tract of land conveyed to United States of America by deed from Raymond E. Jahns and wife, Barbara Jahns of record in Book 11125, page 611, RODC, TN described as follows: A parcel of land located in the Second Civil District of Davidson County, State of Tennessee, northwest of Hobson Pike (formerly Old Hickory Blvd.) as shown on Sheet 1 of US-TVA Drawing LW-7675, Revision 4, entitled "Penbrook, TN Substation and Access Road Property Map," the said parcel being more particularly described as follows: Commencing at a point (Lat. 36 deg. 02' 37" N, Long 86 deg. 36' 18" W) where the northwest right of way line of Hobson Pike crosses the Northeast right of way line of the Great Falls-Murfreesboro-South Nashville Transmission Line, as shown on Sheet 29 of US-TVA Drawing LW-2826; thence leaving the said Highway right of way line and with the said transmission line right of way line, N 42 deg. 41' W, 654.5 feet to a point which is a common corner to the lands of Trustees for Teamsters Freight Employees Local Union Number 480, the United States of America (formerly Orbin C. Overstreet, et al, Trustees), and the United States of American (formerly Belz/Becker-Lewis_Shlenker Properties); thence leaving the said common corner and the said transmission line right of way line and with the property line between Trustees for Teamsters Freight Employees Local Union No. 48 and the United States of America (formerly Belz/Becker-Lewis-Shlenker Properties) S 47 deg. 13' 00" W. 100.00 feet, crossing the center line of the said transmission line, to an existing 2 inch iron pipe on the southwest right of way line of the said transmission line; thence leaving the said property line and with the said transmission line right of way line, N 42 deg. 41' 00" W, 610.44 feet, crossing the center line of the Gallatin Steam Plant-Radnor Transmission line, as shown on Sheet 11 of US-TVA Drawing LW-4092 and also crossing the center line of the Davidson-Wilson Transmission line as shown on Sheeet 13 of US-TVA Drawing LW-6211, to a point on the northwest right of way line of the said Davidson-Wilson Transmission Line; thence leaving the said transmission line right of way line of the said Great Falls-Murfreesboro-South Nashville Transmission line and with the said transmission right of way line of the Davidson-Wilson Transmission line N 41 deg. 30' 00" E, 438.07 feet to a point on a fence line on the property line between George Sanders Waldron and Daniel W. McCollum, thence leaving the said fence line and the said property line and with the said transmission line rig ht of way line, N 41 deg. 30' 00", 420.58 feet to a point; thence N 41 deg. 56' 00" E, 4.33 feet to a point on a fence line and the property line between Raymond E. Jahns, etux, and Wesley W. Huggins, et ux; thence leaving the said transmission line right of way line and with the said fence line and the said property line S 21 deg. 01' 16" E, 178.22 feet crossing the center line of the said Davidson-Wilson Transmission line to a wood fence post at a fence corner, which is a common corner in the lands of Raymond E. Jahns, etux, Wesley W. Huggins, etux, and Daniel W. McCollum, thence leaving the said common corner and the said property line and with the said fence line and the property line between Raymond E. Jahns, et ux and Daniel W. McCollum, S 71 deg. 27" 58" W, 220.89 feet, crossing the center line of the said Davidson-Wilson Transmission line, to an iron pin; thence N 11 deg. 15' 53" W, 62.26 feet to the point of beginning.

Being the same property conveyed to Paul N. Laurent and wife, Maria E. Laurent, by deed from Bank One, National Association, dated May 15, 2002 and recorded May 22, 2002, in Instrument No. 200205220062513, Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 3593 Pin Hook Road, 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 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 30th day of July, 2003.

Paul Laurent

Maria Laurent

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Christopher L Teece, a Notary Public in and for said County and State, the within named Paul Laurent and Maria Laurent, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN. MY COMM. EXP. 7/24/05