Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/19/03 10:27 2pgs
Fees:13.00 Taxes:739.63
20030919-0138858

39-B
File #03-1546

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Antonio Dwight Beckham, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Marlane Peak,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN, BEING Unit no. 2 on the Plan of Phase Two, Section Five, Revision One, Townhomes of Fredericksburg, of record in Book 9700, Page 578 and revised by 200008040077800, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Antonio Dwight Beckham, unmarried, by deed of record in Instrument No. 20020722-0087829, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 102 Carriage 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of September, 2003

Antonio Dwight Beckham

State of Tennessee)
County of Davidson)

On this 15th day of September, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Antonio Dwight Beckham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/2006

State of Tennessee)
County of ~~Davidson~~)
Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199,900.00.

Affiant

Sworn and subscribed before me on this the 15th day of September, 2003.

Notary Public

My Commission Expires: 7/29/07

NEW OWNER:
Marlane Peak
102 Carriage Court
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
Countrywide HOme LOans
4500 Park Granada
Calabasas, CA 91302

TAX MAP-PARCEL #:
171-3-A-209CO