File #200340592

FILE NUMBER
236826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antwan Floyd	Same as Owner	Map: 164-10-A-112.00 CO
(NAME)	(NAME)	
4033 Pineorchard Place		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/29/03 14:13 2pgs
Fees:13.00 Taxes:649.35
20030929-0143536

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, **BRIAN K. BEAUBIEN AND AMANDA B. BEAUBIEN, HUSBAND AND WIFE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ANTWAN FLOYD**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 299, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, 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 Brian K. Beaubien and Amanda B. Beaubien, husband and wife by Warranty Deed Deed of record in Instrument No. 20020321-0035032 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 11588, Page 484, as amended of record in Book 11669, Page 376, Instrument No. 20010308-0021946 and Instrument No. 20010504-0046260; By-Laws of record in Book 11648, Page 662 and amended in Instrument No. 20010504-0046261; Right-of-Way to South Bell Telephone and Telegraph as of record in Book 1141, Page 327; Charter of Homeowners' Association as of record in Book 11648, Page 660 and amended in Instrument No. 20010326-0028531; Storm Water Detention Agreement as of record in Instrument No. 2000113-0004777; Sanitary Sewer Easement and/or Storm Drainage as of record in Instrument No. 20000809-0079074; Conveyance of Open Space as of record in Instrument No. 20010514-0049520: Permanent Easement as of record in Instrument No. 2000824-0083643; Sewer Easements as of record in Instrument No. 200000913-0091248 and in Instrument No. 2000913-0091249 and Instrument No. 20000913-0091247; and, any and all matters shown on plat of record in Instrument No. 20000929-0096421; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4033 Pineorchard Place, 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 Grantors covenant with the said GRANTEES 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 Grantees 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 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 25th day of September, 2003.

Brian K. Beaubien

Amanda B. Beaubien By Brian K. Beaubien, Attorney in Fact.

Amanda B. Beaubien By Brian K. Beaubien Attoreny in fact

STATE OF Tennessee

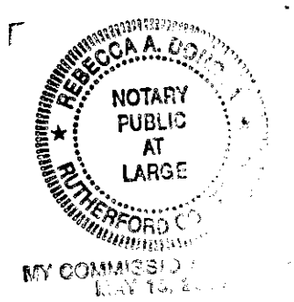
COUNTY OF Rutherford

On this 25th day of September, 2003, before me personally appeared Brian K. Beaubien, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of Amanda B. Beaubien, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 25th day of September, 2003.

Notary Public

My Commission Expires: 5/15/04



(SEAL) (SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129