47

WARRANTY DEED

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street Suite 112
Goodlettsville, TN 37072

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Eva C. Chandler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAULA M. BEARD	NEW SOUTH FEDERAL SAVINGS BANK	MAP 26-06 PAR 97
104 SHEFFIELD COURT	210 AUTOMATION WAY	
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	BIRMINGHAM, AL 35283-0180	
(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, I, **EVA C. CHANDLER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULA M. BEARD**, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 278 on the Plan of Windsor Green, Phase 2, Section 2, of record in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Eva C. Chandler by deed of record in Instrument No. 20011031-0118551, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 104 SHEFFIELD COURT, GOODLETTSVILLE, TN 37072
(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 my hand this 17th day of October, 2003.

Eva C. Chandler
EVA C. CHANDLER

Davidson County DEEDWARR
Recvd: 10/21/03 15:12 2pgs
Fees:13.00 Taxes:495.80

20031021-0155623

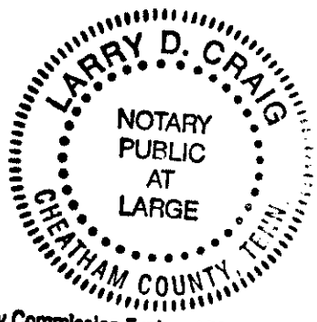
STATE OF TENNESSEE

COUNTY OF DAVIDSON

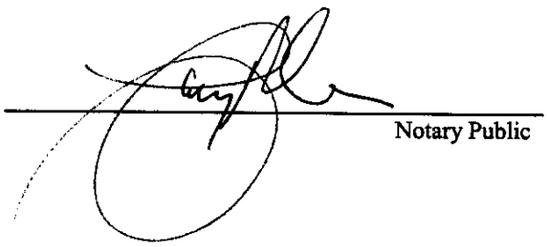
Before me, the undersigned, a Notary Public, in and for the said County and State, EVA C. CHANDLER, a single woman the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 10/17/2003.

Commission expires:
4-28-04



My Commission Expires APRIL 28, 2004



Notary Public