Davidson County DEEDWARR
Recvd: 12/15/03 16:07 2pgs
Fees:13.00 Taxes:244.20
20031215-0179272

5813

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Brian Beathard 438 Westboro Drive Nashville, TN 37209	same as new owner	103-06-0-A 18 CO (B4) 103-06-0-A 36 CO (D8)
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Betty J. Hanmer("Grantor") has bargained and sold, and hereby transfers and conveys to Brian Beathard (collectively "Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows(the "Property").

Land in Davidson County, Tennessee, being Unit Nos. B-4 and D-8 of Dunham's Station Condominium, created under Title 66, Chapter 27, §101 et.seq as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium, as set forth in Exhibit "A-2" of said Master Deed, for a more complete identification and description of each unit.

Being the same property conveyed to Hugh K. Hanmer and wife, Betty J. Hanmer by Special Warranty Deeds from Washington Mutual Bank, FA of record in Instrument No. 20021227-0159502 (Unit B4) and in Instrument No. 20030103-0001410 (Unit D8) Register's Office for Davidson County, Tennessee. The said Hugh K. Hanmer having since died and title now being vested in his surviving spouse, Betty J. Hanmer.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances stated on Exhibit A attached hereto.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

EXECUTED this 8th day of December, 2003.

Betty J. Hanmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Betty J. Hanmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 8th day of December, 2003.

Notary Public

My Commission Expires: 11/27/04

STATE OF TENNESSEE)
COUNTY OF DAVISON)

The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of December, 2003.

Notary Public

My Commission Expires:
11/27/04

Lee\Regions\Beathard\WarrantyDeed