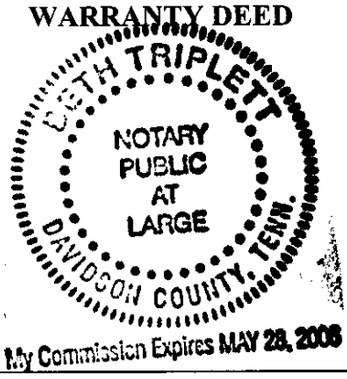
#7051 Box 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,100.00

Heidi Jo Clingan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2003.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Beshears	Countrywide Home Loans, Inc.	75-9-10
(NAME)	(NAME)	
7000 Bonnacrest Drive	2021 N. Gallatin Rd. Ste. 292	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Madison, TN 37115	
(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, Vanassee D. Clingan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Beshears, an unmarried man, 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 Lot No. 584 on the Plat of Hermitage Hills, Section 6, of record in Book 3300, Page 10, Register's Office for said County, described as follows:
Beginning at a point in the southerly margin of Bonnacrest Drive at the common front corner of Lots 584 and 585, thence with the line between said two lots southerly 128.0 feet to a point, said point being the common rear coner of Lots 584 and 585; thence with the line between lots westerly 104.68 feet to a point in the easterly margin of Bonnahurst Drive; thence with the margin of the same northerly 95.52 feet to a point at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve 37.78 feet to a point in the southerly margin of Bonnacrest Drive; thence with the margin of the same easterly 104.4 feet to the point of beginning.

Being the same property conveyed to Stephan R. Clingan and wife, Vanassee D. Clingan, by deed of record in Book 6477, Page 832, Register's Office for Davidson County, Tennessee.
Stephan R. Clingan having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7000 Bonna Crest Drive, Hermitage, TN 37076

(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.

Davidson County DEEDWARR
Recvd: 01/12/04 15:12 2pgs
Fees:13.00 Taxes:344.47
20040112-0004812

Witness my hand this 12th day of December, 2003.

x Vanassee D. Clingan
Vanassee D. Clingan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vanassee D. Clingan 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of December, 2003.

Commission expires:

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006