Davidson County DEEDWARR
Recvd: 01/29/04 11:19 2pgs
Fees:13.00 Taxes:384.80

20040129-0011137

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

27th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES _____

LISA G. MILLIGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP.

File No. G3-9950D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott D. Strausbaugh and Melissa A. Strausbaugh, husband and wife (NAME)	Cuna Mutual Motgage Corporation (NAME)	61-12-63
1225 Plymouth Avenue (STREET ADDRESS OR ROUTE NUMBER)	2908 Market Place Drive, Suite 100 (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (P.O. ZIP)	Madison, WI 53719-5316 (CITY)(STATE) (ZIP)	

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, WE, Dennis A. Beard and Donna M. Beard, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott D. Strausbaugh and Melissa A. Strausbaugh, husband and wife, 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:

Being Lot No. 41 on the Map showing the Resubdivision of certain lots in Eastdale Place, recorded in Book 974, page 22, Register's Office for said County, and a part of a tract of 6.9 acres lying in the rear of said Lot No. 41, as shown on said plan, and described together as follows: Beginning at a point in the northerly margin of Plymouth Avenue at the common corner of Lot Nos. 40 and 41: thence with the line between said lots northeasterly 180 feet to the common northerly corner of said lots, and continuing with said line of extended in said direction 184 feet, more or less, to the southerly line of the property of Newman Cheek in the north line of said 6.9 acres tract: thence with the south line of the Newman Cheek tract North 87.5 degrees West 67.5 feet, to a point where the line between Lot Nos. 41 and 42 would intersect the Newman Cheek south boundary if extended; thence southerly 158 feet to the corner of Lot Nos. 41 and 42, and continuing withe the line between said lots southerly 180 feet to the northerly margin of Plymouth Avenue; thence with the margin of same easterly 60 feet to the point of beginning, the land being a lot 60 feet on the northerly side of Plymouth Avenue and running back 364 feet on the easterly line and 338 feet on the westerly line, to a dead line and 338 feet on the westerly line, to a dead line in the rear on which it measures 67.5 feet.

Being the same property conveyed to Dennis A. Beard and Donna M. Beard, husband and wife , by Deed of Record in Book 7274, Page 556, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1225 Plymouth Avenue, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 27th day of January, 2004.

X _____
Dennis A. Beard

X _____
Donna M. Beard

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 Dennis A. Beard and Donna M. Beard, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of January, 2004.

Commission expires 02/11/2004

LISA G. MORGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of January, 2004.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of January, 2004.

My Commission Expires:_____ _____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282