File Box 19 B

~~39-B~~
~~File #04-1008~~
04-01-013

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/20/04 15:00 2pgs
Fees:13.00 Taxes:1043.40
20040220-0019917

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter G. Perkins, and wife, Helen J. Perkins**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Beathard, and Lisa Beathard, husband and wife**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee described according to a May 9, 1979 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

Beginning at a point on the Northerly margin of Woodmont Boulevard, said point being 75 feet Eastwardly from the Southeasterly corner of Lot No. 6 on the plan of record in Book 974, page 20, R.O.D.C., thence N 2 Degrees 45 Sec. E, 200 feet to a point, thence S 81 Degrees E, 75 feet to a point, thence with the common line with Lynn, Southerly 200 feet to a point in the Northerly margin on Woodmont Boulevard, thence Westwardly with said margin 75 feet to the point of beginning.

Being the same property conveyed to Walter G. Perkins and wife, Helen J. Perkins by deed of record in Book 9811, page 90, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1486 Woodmont Boulevard, Nashville TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of February, 2004

Walter G. Perkins

Helen J. Perkins

State of Tennessee)
County of Davidson)

On this 18th day of February, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Walter G. Perkins and Helen J. Perkins, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BILL NOTARY PUBLIC DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 282,000.00.

Sandra S. Schwarz
Affiant

Sworn and subscribed before me on this the 18th day of February, 2004.

Notary Public

My Commission Expires: 3/31/07

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Brian Beathard	First Horizon Home Loan	117-12-69
1486 Woodmont Boulevard	400 Horizon Way	
Nashville, TN 37215	Irving, TX 75063	