Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122



STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $136,900.00

Affiant

Subscribed and sworn to before me, this 27 day of February, 2004.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joseph C. Beavon	Washington Mutual Bank	Map: 64.08
4521 Woodside Circle	P.O. Box 660139	Parcel: 41
Old Hickory TN 37138	Dallas, TX 7526600139	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William T. Prost and wife, Sharon L. Prost, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph C. Beavon and wife, Jane A. Beavon, hereinafter called the Grantees, their successors 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. 6, Section 1, Woodside Subdivision, of record in Plat Book 5050, page 75, said Register's Office, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to William T. Prost and wife, Sharon L. Prost by deed from Administrator of Veterans Affairs, of record in Book 7752, page 417, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4521 Woodside Circle, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27 day of February, 2004.

William T. Prost

Sharon L. Prost

Davidson County DEEDWARR
Recvd: 03/04/04 15:21 2pgs
Fees:13.00 Taxes:506.53
20040304-0024984

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William T. Prost and Sharon L. Prost, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 27 day of February, 2004.

Robbin Teasley
Notary Public

My Commission expires 11/27/06

