After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

State of Tennessee)
County of Davidson)

04TN0103H 04-02-009-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of February, 2004

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRETT BEAVERS AND ELIZABETH G. BEAVERS	Countrywide Home Loans	118-09
(NAME) 1014 Graybar Lane	(NAME) 3011 Armory Dr., Ste. 120	106
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **NEAL P. WATERS AND SPOUSE, KARITA M. WATERS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRETT BEAVERS AND WIFE, ELIZABETH G. BEAVERS**, hereinafter called the Grantee(s), 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. 18, on the Map of Oriental Golf Club Subdivision, Section One, of record in Plat Book 1424, Page 10, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Neal P. Waters and spouse Karita M. Waters, by Deed from William David Stone and spouse, Julie Ann Stone, of record in Instrument No. 20001116-0113805, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **KARITA M. WATERS** pursuant to a Power of Attorney executed by same on the 13th day of February, 2004, and being filed for record in Instrument No. 20040310-0027348 and being recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 03/10/04 09:19 2pgs
Fees:13.00 Taxes:1332.00

20040310-0027349

BEING unimproved ☐
Improved ☒ property known as: 1014 Graybar Lane, Nashville, TN, 37204.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 27th day of February, 2004.

NEAL P. WATERS

KARITA M. WATERS
by

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 **NEAL P. WATERS, MARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of February, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 27th day of February, 2004, before me personally appeared **NEAL P. WATERS**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **KARITA M. WATERS**, and acknowledged that he executed the same as the free act and deed of the said KARITA M. WATERS.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of February, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.