BOX 10-A

Davidson County DEEDWARR
Recvd: 03/16/04 13:29 2pgs
Fees:13.00 Taxes:498.02
20040316-0029820

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:

BEVERLY Ligon
3401 Anderson Road, Unit 34
Antioch, TN 37013

SEND TAX BILL TO:

Guaranty Residential Lending, Inc.
1300 South Mopac Expressway
Austin, Texas 78746

MORTGAGEE:

Guaranty Residential Lending Inc.

MAP 136
GROUP 15
PARCEL B/34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, I, **EVELYN BOURGEIX, A single person,** have this day bargained and sold, and do hereby transfer and convey unto **BEVERLY LIGON, a single person** certain land situated in Wilson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34, on the Plan of a Horizontal Property Regime (Private Element), Phase 1, Smith Springs, Townhomes, as shown on Plat of Record in Plat Book 11700, page 16, revised in Book 11700, page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Evelyn Bourgeix in instrument No. 20031006-0147213, recorded 01/06/03, Register's Office for Davidson County, Tennessee.

This is improved property known as 3401 Anderson Road, Unit #34, Antioch, Tennessee, 37013.

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.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 on this the 12 day of March, 2004.

Evelyn Bourgeix by Regina Hubbard as power of attorney in fact.
EVELYN BOURGEIX by Regina Hubbard as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **REGINA HUBBARD, as attorney in fact,** with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged to me that she executed the within instrument on behalf of, and as attorney-in-fact for EVELYN BOURGEIX, the within named bargainor, as the free act and deed of the said EVELYN BOURGEIX.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 12 day of March, 2004.

KATHLEEN A. TOULINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 3-28-04

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 12th day of March, 2004, before me personally appeared REGINA HUBBARD, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal.

KATHLEEN A. TOULINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 3-28-04

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is ~~$102,375.00~~ 134,668.27, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

AFFIANT

KATHLEEN A. TOULINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me this the 12th day of March, 2004

NOTARY PUBLIC

My Commission Expires: 3-28-04