Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/04 12:21 3pgs
Fees:18.00 Taxes:540.20

20040323-0032637

B-SEM-04-0406

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Adolph Carl Becker	Southeast Mortgage of GA (NAME)	
102 Mt. Vernon Road	3496 Club Drive	142-7-C-18 CO
(ADDRESS)	(ADDRESS)	
Snyder, NY 14226	Lawrenceville GA 30044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CONSTANCE MONTOMERY O'NEIL AND HUSBAND DOUGLAS R. O'NEIL AND ELIZABETH MONTGOMERY THOMAS AND HUSBAND DANIEL H. THOMAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADOLPH CARL BECKER AND WIFE, PEARL SWARLE BECKER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 18 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act" and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed appertaining to said unit and all other rights, powers, privileges and interests appertaininig to said unit pursuant to the Master Deed.

Being the same property conveyed to R. Porter Montgomery and wife, Betty Montgomery by Deed dated May 13, 1988 and filed for record on September 7, 1988 in Book 7646, Page 24, Register's Office for Davidson County, Tennessee. The said R. Porter Montgomery having predeceased Betty Montgomery and said Betty Montgomery having died intestate leaving Elizabeth Montgomery Thomas and Constance Montgomery O'Neil as her heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20040323-0032636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all Restrictions and Easements as shown of record including those listed in Plat Book 6900, page 24 and revised in Plat Book 6900, page 978; Sanitary Sewer Easements of record in Deed Book 5374, page 511; Highway and Drainage Easement of record in Book 5407, page 643; Sewer Easement of record in Book 6483, page 907; By-Laws filed of record in Book 7184, page 44; Book 7482, page 312 and Book 7467, page 279 all of the said Register's Office.

Douglas R. O'Neil the husband of Constance Montgorery O'Neil and Daniel H. Thomas husband of Elizabeth Montgomery Thomas join herein to convey to the Grantees all of their right, title and interest, marital or otherwise, in and to the aforesaid property.

This is improved (X) property, known as 406 Bradford Green, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of March, 2004.

Constance Montgomery O'Neil by Elizabeth Montgomery Thomas, Attorney in Fact
Constance Montomery O'Neil by Elizabeth Montgomery Thomas, Attorney-In-Fact

Douglas R. O'Neil by Elizabeth Montgomery Thomas, Attorney in Fact
Douglas R. O'Neil by Elizabeth Montgomery Thomas, Attorney-In-Fact

Elizabeth Montgomery Thomas
Elizabeth Montgomery Thomas

Daniel H. Thomas
Daniel H. Thomas

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the County and State, Elizabeth Montgomery Thomas and husband Daniel H. Thomas the within named bargainors, with whom I am personally acquainted (or proved to me on satisfactory evidence) and who acknowledged the due execution of the foregoing instrument as their free act and deed.

Witness my hand and official seal, this the 5th day of March, 2004.

Shauna Daniels
Notary Public

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)

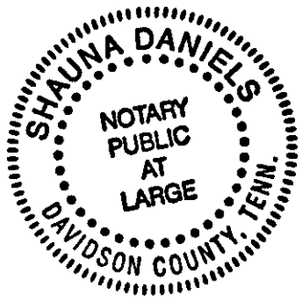
STATE OF TENNESSEE
COUNTY OF Davidson

On this the 5th day of March, 2004, before me personally appeared Elizabeth Montgomery Thomas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Constance Montgomery O'Neil and husband Douglas R. O'Neil, the bargainors, as their attorney-in-fact, and acknowledged that such execution was the free act and deed of the said Constance Montgomery O'Neil by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2004 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 5th day of March, 2004.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903