This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $118,500.00.

Demetria Beck
Affiant

Subscribed and sworn before me this the 19th of March, 2004.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Demetria L. Beck	NBC	176-5-B-160 CO
5319 Sunnyvale Drive	115 29th Avenue South	
Antioch, TN 37013	Nashville, TN 37212	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Prisilla Fernandez-Behr and Phillip Behr, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Demetria L. Beck, an unmarried person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 264, as skhown on the map entitled Hickory Woods Estates, Section C, of record in Plat Book 6900, page(s) 885-887, Register's Office for Davidson County, jTennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PRISILLA FERNANDEZ-BEHR, A MARRIED PERSON, by deeds of record as Instrument No. 20020614-0072690, and in Book 10432, page 758, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 5319 Sunnyvale Drive, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 19th of March, 2004.

Prisilla Fernandez-Behr

Phillip Behr

Davidson County DEEDWARR
Recvd: 03/23/04 16:13 2pgs
Fees:13.00 Taxes:438.45
20040323-0032901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Prisilla Fernandez-Behr and Phillip Behr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th of March, 2004.

My commission expires:

Notary Public

