Davidson County DEEDWARR
Recvd: 03/31/04 15:52 2 pgs
Fees:13.00 Taxes:395.90

20040331-0036530

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: KM Title No: 45439

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sally A. Bevington 500 Paragon Mills Road Nashville, Tennessee 37211	Harpeth Financial 631 2nd Ave. South, 3R Nashville, Tennessee

TAX MAP-PARCEL NUMBERS: 161-11-C-40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$107,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kimberly M. Davis Koger, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Sally A. Bevington hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. H-803 on the Plan of Resubdivision of Lot No. 2, Phase 4 Townhouses at Villages of Brentwood of record in Book 6900, Page 614, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kimberly M. Davis , a single person, by deed from Leader Federal Bank for Savings of record in Book 8424, Page 910, Register's Office for Davidson County, Tennessee. Kimberly M. Davis has since married and is now known as Kimberly M. Koger.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 614, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 7231, page 789, Book 7472, page 108, Book 7494, Page 689, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 337 Yorkshire Circle, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2004 .

Kimberly M. Davis Koger

W. Martin Koger

State of COLORADO
County of Douglas

On this 26th day of March, 2004 , before me the undersigned authority, personally appeared **Kimberly M. Davis Koger and Martin Koger** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 10-03-04

Notary

LYNN IWATA NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 10/03/2004

State of COLORADO
County of Douglas

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $107,000.00

Affiant

Sworn and subscribed before me this 26th day of March, 2004

Notary Public

My Commission Expires: ~~10-03-04~~ 4/21/07

LYNN IWATA NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 10/03/2004

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Widoc: Deed Wty—12/92