PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: KM Title No: 45501

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/05/04 14:41 2pgs
Fees:13.00 Taxes:1535.50
20040505-0051492

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael T. Beyer Peggy Anne Beyer 5314 Confederate Drive Nashville, TN 37215	Wells Fargo Home Mortgage, Inc.

TAX MAP-PARCEL NUMBERS: 145-14-023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$415,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn D. Whiteside**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael T. Beyer and spouse, Peggy Anne Beyer**, hereinafter called the **Grantees**, 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 169, Tyne Valley Estates, Section 10, as of record in book 3700, page 136, Register's Office for Davidson County, Tennessee.

SAID Lot 169, fronts 170.41 feet along the irregularly curving southeasterly margin of Confederate Drive, and runs back between lines 272.5 feet on the westerly line and 233.3 feet on the northeasterly line to a broken line at the rear, measuring 442.5 feet thereon.

Being the same property conveyed to Charles W. Whiteside and wife, Carolyn D. Whiteside by deed from Harry & Smith Contractors, Inc. of record in Book 4285, page 795, said Register's Office. The said Charles W. Whiteside and Carolyn D. Whiteside have since divorced. By Quitclaim Deed of record in Book 9333, Page 93, said Register's Office, the said Charles W. Whiteside conveyed his interest in subject property to Carolyn D. Whiteside.

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 3700 Page 136, said Register's Office, which Plan shows a minimum building setback line to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear and westerly lines of said lot; and a 2.5 X 25 foot utility anchor easement located on the northeasterly front corner of said lot.; and an easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7474, page 691, said Register's Office.

This is improved property, known as: 5314 Confederate Drive, Nashville, Tennessee 37215

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 30th day of April, 2004 .

Carolyn D. Whiteside

Carolyn D. Whiteside

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2004 , before me the undersigned authority, personally appeared **Carolyn D. Whiteside** , 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: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires JULY 21, 2007

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $415,000.00

Affiant

Sworn and subscribed before me this 30th day of April, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007