FILE NO. SP43016

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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/04 14:02 2pgs
Fees:13.00 Taxes:850.63

20040517-0057523

State of Tennessee )
County of Davidson )

G#2530-2

The actual consideration or value, whichever is greater, for this transfer is **$229,900.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2004.

Notary Public

My commission expires: 3/25/06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: MORTGAGEE: | Map-Parcel Numbers |
|---|---|---|
| **SANDRA K. TIDWELL** | **REALTY MORTGAGE CORPORATION** | **Map 146-15-0, Parcel 022.00** |
| **5104 Regent Drive** | **7000 Executive Center Dr, Ste 200** | |
| **Nashville, TN 37220** | **Brentwood, TN 37027** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**SHARON COLLINS BEAVIN, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**SANDRA K. TIDWELL, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 132 and the northerly part of Lot No. 133 on the Plan of Haileywood Estates, Section VII, as of record in Book 2330. Page 104, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 132 and part of Lot No. 133 front together 107.3 feet on the easterly side of Regent Drive and extend back 218.0 feet on the southerly line and 157.0 feet on the northerly line to a dead line, measuring 140 feet thereon.**

**BEING the same property conveyed to Forrest W. Beavin, III, and Ellen J. Collins, and Sharon C. Ferguson, by Warranty Deed dated August 31, 1989, from Faires Paul Jones and wife, Eula P. Jones, of record in Book 7940, Page 396, Register's Office for Davidson County, Tennessee. The said Ellen J. Collins conveyed her interest to her daughter, Sharon Jean Beavin and husband, Forrest Wilford Beavin, III, by Quitclaim Deed of record in Book 9324, Page 947, said Register's Office. The parties having since divorced and pursuant to Final Decree of Divorce, the said Forrest W. Beavin, III, conveyed his interest to Sharon C. Beavin, by Quitclaim Deed of record in Instrument No. 20010125-0007719, Register's Office for said County.**

**SHARON Collins Beavin being one and the same person as Sharon C. Ferguson, Sharon Jean Beavin, and Sharon C. Beavin.**

**THIS conveyance is subject to Restrictive Covenants, of record in Book 2634, Page 612, and in Book 2705, Page 361, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.**

This is Improved (__XX__) Unimproved (____) property, known as: **5104 Regent Drive, Nashville, TN 37220.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 **13th** day of **May, 2004.**

**SHARON COLLINS BEAVIN**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHARON COLLINS BEAVIN, an unmarried woman,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **May, 2004.**

**Notary Public**

**My Commission Expires:** 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05