WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 15:39 2pgs
Fees:13.00 Taxes:461.76

20040521-0060239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

MY COMMISSION EXPIRES MARCH 14, 2007

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sallie Beard (NAME)	Ampro Mortgage Corporation (NAME)	MAP 52-1
812 Neely's Chase (ADDRESS)	400 N. Tustin Avenue, S-100 (ADDRESS)	PARCEL 358
Madison, TN 37115 (CITY) (STATE) (ZIP)	Santa Ana, CA 92705 (CITY) (STATE) (ZIP)	

FOR AND 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, Steve Sloan d/b/a Stephen Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sallie Beard, a single person

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. 4 of the Lot No. 1, Chadwell Tract Part of record in Instrument No. 20021206-0150771, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steve Sloan d/b/a/ Stephen Builders by Warranty Deed from Tim Carver of record in Instrument No. 20030626-0088522, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY AS MAY BE SET FORTH ON THE PLAN OF LOT #1 CHADWELL TRACT PART OF RECORD IN INSTRUMENT NUMBER 20021206-0150771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 812 Neely's Chase, Madison, TN 37115
(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 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 covenant 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 hand this 20th day of May 2004

Steve Sloan d/b/a Stephen Builders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Sloan d/b/a Stephen Builders, the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 20th day of _____, 2004.

Commission expires 3-14-07

Notary Public

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES
MARCH 14, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public