Davidson County DEEDWARR
Recvd: 05/28/04 13:04 2pgs
Fees:13.00 Taxes:525.40
20040528-0063079

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

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

DONNA PARDUE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 2-28-2006

Affiant

Notary Public

File No. N13288

My Commission Expires FEB 28 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Walter Steffens Allissa Steffens		NAME: CitiMortgage, Inc.	
STREET ADDRESS: 1201 Danbury Court		STREET ADDRESS: 1000 Technology Drive	
CITY: Nashville	STATE: Tennessee	CITY: O'Farllon	STATE: MO
ZIP CODE: 37214		ZIP CODE: 63304	
MAP & PARCEL NO.: 108-04-0-A 087.00 CO			

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, Benita F. Beverett, unmarried

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Walter Steffens and Allissa Steffens

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 35, on the Plan of Villages of Larchwood, Phase 2, Section 3, of record in Plat Book 9700, Page 861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Benita F. Beverett by Warranty Deed from Charlie Bandy, dated 02/06/2002, recorded 02/12/2002, as Document No. 20020212-0018336, in the Register's Office ofDavidson County, Tennessee Records.

This is improved property known as 1201 Danbury Court, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized 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; and I do further covenant and bind myself, my 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.

WITNESS my hand this 13th day of May, 2004.

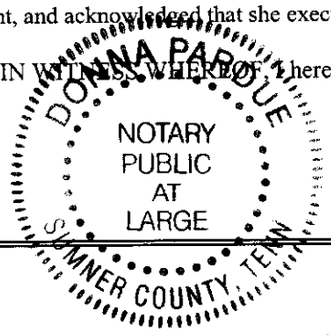
Benita F. Beverett

Benita F. Beverett

State of Tennessee
County of Davidson } ss

On this the 13th day of May, 2004, before me, the undersigned Notary Public, personally appeared **Benita F. Beverett**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires 2-28-2006

My Commission Expires FEB. 28, 2006

WARRANTY DEED