This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 06/04/04 11:00 2pgs
Fees:13.00 Taxes:562.03
20040604-0066065

ADDRESS NEW OWNER:
David Beaudet
Linda Gale Beaudet
Alejaudro Rodriquez
908 Cointreau Drive Hermitage, TN. 37076

SEND TAX BILL TO:
Fieldstone Mortagge Company
11000 Broken Land Pkwy, #600
Columbia, MD 21044

MAP 75-7
GROUP
PARCEL 153

MORTGAGEE:
Broad Street Mortgage

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eva Jean Stiltz Melvin, single** hereinafter called the , bargained and sold, and by these presents, transfer and convey unto **David Beaudet, and wife, Linda Gale Beaudet and Alejaudro Rodriguez**, single,hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 178, on the Plan of Tulip Grove, Section 3, as shown on plat of record in Plat Book 4675, page 140, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Eva Jean Melvin by Deed of record in Book 10753, Page 871, recorded 01/12/1998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 908 Cointreau Drive, Hermitage, Tennessee 37076.

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", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" that they 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 "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this the 19th day of May, 2004.

Eva Jean Stiltz Melvin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eva Jean Melvin, single, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of May, 2004.

NOTARY PUBLIC

CHRISTIE SPECK BIRDWELL NOTARY PUBLIC AT LARGE WHITE CO. TENN.

My Commission Expires: 3-22-05

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $151,900.00.

AFFIANT

Subscribed and sworn to before me on this 19 day of May, 2004.

NOTARY PUBLIC

CHRISTIE SPECK BIRDWELL NOTARY PUBLIC AT LARGE WHITE CO. TENN.

My Commission Expires: 3-22-05