Davidson County DEEDWARR
Recvd: 06/09/04 13:56 2pgs
Fees:13.00 Taxes:647.50

20040609-0068344

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN02988

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of May, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Sehorn	**Countrywide Home Loans**	
3336 Earhart Road	**750 Old Hickory Blvd. #180**	**098-00-0 069.00**
Nashville, TN 37122	**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,

S. Brett Beavers and wife, Elizabeth G. Beavers

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

David R. Sehorn and wife, Connie Johnson Sehorn

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 the 4th Civil District of Davidson County, Tennessee, property as described in Book 5036, page 546, Register's Office, Davidson County, Tennessee; and further described according to a survey by John Kohl, dated July 26, 1982, as follows:

Beginning in the center of Earhart Road at the northeast corner of the property conveyed to Lawrence Boyd Fudge, Jr. and wife, by deed from F. H. Binkley and wife, of record in Book 3853, page 287, said Register's Office; thence N 81 deg. 30 mins. W 439 feet to a point; thence North 148.3 feet to a point; thence S 81 deg. 30 mins. E 500 feet to a point in the center of Earhart Road; thence S 23 deg. 16 mins. W 151.3 feet to the point of beginning.

Being the same property conveyed to S. Brett Beavers and wife Elizabeth G. Beavers, by Warranty Deed from Henry Lamar Morgan and wife, Leah L. Morgan, dated March 16, 1994 and recorded March 18, 1994 in Book 9283, page 64, Register's Office for Davidson County, Tennessee.

Subject to an easement of right-of-way of record in Book 3893, page 874, said Register's Office.

Unimproved ( )
This is improved (X) property known as **3336 Earhart Road, Mt. Juliet, TN 37122**
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 our hands this 21st day of May, 2004.

S. Brett Beavers by Elizabeth G. Beavers atty-in-fact

S. Brett Beavers by Elizabeth G. Beavers, Attorney-in-Fact

Elizabeth G. Beavers

Elizabeth G. Beavers

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 **Elizabeth G. Beavers** the bargainor(s) 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 21st day of May, 2004.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 21st day of May, 2004, before me personally appeared **Elizabeth G. Beavers** to me known to be the person who executed the foregoing instrument in behalf of **S. Brett Beavers** as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **S. Brett Beavers.**

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2004.

My commission expires:_____

Notary Public

PAMELA B. MATHENEY
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES NOV. 27, 2004
DAVIDSON COUNTY, TN