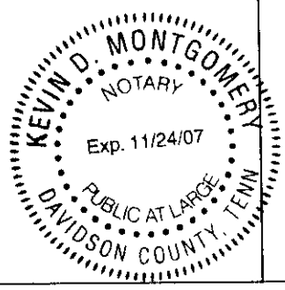
~~BOX 10-A~~

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2004.

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Palmer	Countrywide Home Loans, Inc.	Map 108-04-A
(NAME)	(NAME)	
904 Carlisle Court South	MSN SV-22, P.O. Box 10212	Parcel 51
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Van Nuys, CA 91410-1212	
(CITY) (STATE) (ZIP)	(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, **RODNEY L. BEVERSTEIN AND WIFE, TONI M. BEVERSTEIN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. PALMER, 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. 101 on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, page 326, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rodney L. Beverstein and wife, Toni M. Beverstein by deed from Dan W. Dolzen, Jr. and wife, Annette L. Dolzen, of record in Instrument #20020701-0079067, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 326, said Register's Office; (c) restrictive covenants of record in Book 8067, page 792, Book 8495, page 747 and Book 8150, page 765, said Register's Office; and (d) Bylaws of record in Book 8067, page 801, said Register's Office..

unimproved ☐

This is improved ☒ property, known as 904 Carlisle Court South, Nashville, TN 37214

(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 our hands this 29th day of July, 2004.

Davidson County DEEDWARR
Recvd: 07/30/04 10:41 2pgs
Fees:13.00 Taxes:525.40



20040730-0091375

_____
Rodney L. Beverstein

_____
Toni M. Beverstein by Rodney L. Beverstein,
Attorney in Fact

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 Rodney L. Beverstein, 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 Nashville, Tennessee this 29th day of July, 2004.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of July, 2004, before me personally appeared Rodney L. Beverstein, to me known to be the person who executed the foregoing instrument on behalf of Toni M. Beverstein and who acknowledged that he executed the same as the free act and deed of Toni M. Beverstein.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2004.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public