WARRANTY DEED

P-KW-04-0405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,600.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE TENN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tabitha C. Beasley	GMAC Mortgage	
405 Asheford Ct.	(NAME) 1801 West End Avenue	164-13-0-107.00
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDWARD A. SEIDENKRANZ AND WIFE, KRIS M. SEIDENKRANZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TABITHA C. BEASLEY AS TRUSTEE OF THE TABITHA C. BEASLEY LIVING TRUST, hereinafter called the Grantee(s), their heirs and assigns, that 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. 166 on the First Revision, Asheford Crossing, Section Two, of record in Book 9700, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward A. Seidenkranz and wife, Kris M. Seidenkranz by deed from Beazer Homes Corp. DBA Phillips Builders dated July 31, 1997 of record in Book 10559, page 306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of reocr din Book 9651, page 900, amendedin Book 9980, page 482. By-Laws of record in Book 9651, page 925, Book 10301, page 180, Book 10353, page 575, said Register's Office; easements and setback lines as set forth on the above plan of record.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 405 Asheford Ct., Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of July, 2004.

Edward A. Seidenkranz

Kris M. Seidenkranz

Davidson County DEEDWARR
Recvd: 08/04/04 15:17 2pgs
Fees:13.00 Taxes:557.22

20040804-0093849

STATE OF Tennessee

COUNTY OF Davidson

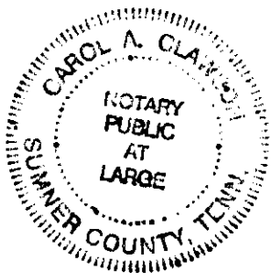
I, Carol A. Clawson the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Edward A. Seidenkranz and wife, Kris M. Seidenkranz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of July, 2004

Carol A. Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)



RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067