WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 08/25/04 14:53 3pgs
Fees:18.00 Taxes:480.63

20040825-0103040

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(AFFIX SEAL)

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark K. Beecham (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 061-02-0
604 Joyce Lane (ADDRESS)	P O Box 660694 (ADDRESS)	PARCEL 057.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (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, Patricia A. Vaughn , a single person

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

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 a part of the north part of Lot No. 4 on the Map showing the subdivision of the William Bradford Land, of record in Book 547, page 91, Register's Office for said county, being part of a reserved strip lying west of Lot No. 273 on the Map of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, said Register's Office, and being shown as parcel 3 on the unrecorded Map of Sweeney Clark Realty Co.'s Property, described acording to a survey of January 10, 1963, made by Barge-Waggoner and Sumner, Engineers, as follows:

BEGINNING at a point in the southeasterly margin of Joyce Lane, said point lying North 63 deg. 41' East 7.8 feet along the southeasterly margin of Joyce Lane from the common corner of said Parcel designated "Reserved" and the parcel which is designated "Reserved for Future Development" and lies northeast of and is adjacent to Lot No. 334 on the Plan of Gra-Mar Acres, Section 11, as of record in Book 2663, page 113, said Register's Office; thence with the southeasterly margin of Joyce Lane, North 63 deg. 41' East 120 feet to a point; thence South 26 deg. 02' East 230.4 feet to a point; thence South 54 deg. 40' West 88 feet to a point; thence North 33 deg. 46' West 246.3 feet to the beginning.

BEING the same property conveyed to Patricia A. Koch by Quitclaim Deed from

CONTINUED

This is improved (X) unimproved ( ) property, known as 604 Joyce Lane, Nashville, TN 37216 (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 my hand this 20th day of August, 2004

Patricia A. Vaughn

Patricia A. Vaughn

LEGAL DESCRIPTION CONTINUATION

Jerry Michael Koch of record at Instrument No. 200106260067334, said Register's Office. Patricia A. Koch having since conveyed all of her right, title and interest to Patricia A. Vaughn by Quitclaim Deed of record at Instrument No. 20040727-0089733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

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 Patricia A. Vaughn

the bargainor _____, 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 Goodlettsville, Tennessee, this 20th day of August 2004.

Commission expires _____

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

My Commission Expires SEPT. 22, 2007

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public