FILE BOX 30

WARRANTY DEED

B-CL-04-0513

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me this 30th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MISTY M. SOHRABI
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph V. Hartman	Countrywide Home Loans, Inc. ~~Midland Mortgage Company~~	
513 Park Court.	(NAME) P.O. Box 670009	162-I-E-7 CO
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Dallas, TX 75267-0009	
(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 KEITH F. BECHARD AND TRACIE J. BECHARD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH V. HARTMAN, a single man, 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. 7 on the Plan of Park Court, of record in Plat Book 6900, Page 967, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith F. Bechard and wife, Tracie J. Bechard by Deed dated November 1, 1994 and filed for record on November 4, 1994 in Book 9511, Page 879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to PUD Boundary Plat of record in Book 6050, Page 364; Conveyance of Common Area of record in Book 8010, Page 480, both of the Register's Office for said County.

Homeowners Association Charter filed for record in Book 7918, Page 559, in the Register's Office for Davidson, Tennessee.

Restrictive Convenants of record in Deed Book 7930, Page 986, Book 8010, Page 476 and Book 8010, Page 478, Register's Office of said County.

By-Laws filed of record in Book 7814, Page 804 and Book 7931, Page 3, in the Register's Office for Davidson, County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 513 Park Court., Nashville, Tennessee 37211
(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 30th day of August, 2004.

Keith F. Bechard
Keith F. Bechard

Tracie J. Bechard
Tracie J. Bechard

Davidson County DEEDWARR
Recvd: 09/03/04 08:42 2pgs
Fees:13.00 Taxes:388.13

20040903-0106727

STATE OF Tennessee
COUNTY OF Davidson

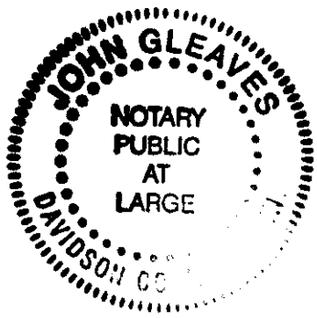
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith F. Bechard and Tracie J. Bechard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903