PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/01/04 10:07 2pgs
Fees:13.00 Taxes:886.15
20041001-0118385

W & I Ref:(_____) Title No: 45876
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ann P. Beard 4400 Belmont Park Terrace #169 Nashville, Tennessee 37215	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 131-03-C-169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry L. Fulton, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann P. Beard** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 169 on the Plan of Section Five, Arden Place of record in Book 4955, Page 41 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Terry L. Fulton, unmarried, by deed from Gerald B. Kirksey and wife, Susan G. Kirksey of record in Doc. No. 20010109-0002809 Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4955, Page 41, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 4628, page 473, Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars..

This is improved property, known as: 4400 Belmont Park Terrace #169, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2004.

Terry L. Fulton

State of TENNESSEE
County of DAVIDSON

On this 29th day of September, 2004 , before me the undersigned authority, personally appeared Terry L. Fulton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $239,500.00

Affiant

Sworn and subscribed before me this the 29th day of September, 2004

My Commission Expires: _____

CHRISTY W. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public