03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 10/05/04 09:08 2pgs
Fees:13.00 Taxes:851.00

20041005-0119496

03-0409-32225

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Daniel H. Beck	Fieldstone Mortgage Company	083-01-0 344.00
1403 Sharpe Avenue	11000 Broken Land Parkway, #600	
Nashville TN 37206	Columbia, MD 21044	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randy Jay Beeler and wife, Lisa Clark Beeler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel H. Beck, hereinafter called the Grantees, their successors 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 part of Lot No. 8 on the Plan of the Martha Martin Lands, of record in Book 161, Page 101, described according to a survey made by Ralph W. C. Lambert, Surveyor, May 3, 1952, as follows, to-wit:

Beginning on the northerly margin of Sharpe Avenue at a point 113 feet East of the Easterly margin of North 14th Street; thence, with said Avenue eastwardly 81 feet to the Southwest corner of the property conveyed to Roy C. Johnson and wife, by Deed from Norma Beasley Reed Wilburn and husband, of record in Book 2105, Page 509, said Register's Office; thence, with the westerly line of said Johnson's property northwardly 176. 25 feet to the southerly margin of Roberts Avenue; thence, with said Avenue westwardly 81 feet to a point 97.5 feet East of the easterly margin of North 14th Street; thence, southwardly 176.5 feet to the beginning.

Being the same property conveyed to Randy Jay Beeler and wife, Lisa Clark Beeler by deed from Estate of Carolyn Twyne Cooper (aka Carolyn T. Cooper) of record in Book 9410, Page 831, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1403 Sharpe Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of September, 2004.

Randy Jay Beeler

Lisa Clark Beeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randy Jay Beeler and Lisa Clark Beeler, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of September, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05