Return to First Title and Escrow Company, Inc.
Box 9B File Number 23555

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,700.00

William R Belue
Affiant Jennifer L Belue By William R Belue

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jessica L. Flatt	SunTrust Mortgage, Inc.	Map 173
1277 Bending Creek Drive	201 Fourth Avenue North, 7th Floor	Group 15-0-A
Antioch, TN 37013	Nashville, TN 37219	Parcel 117.00-CO

FOR AND IN 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

William R. Belue and wife, Jennifer L. Belue

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jessica L. Flatt and Reed E. Clark, both unmarried

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:

BEING Lot No. 117, on the Final Plat of Mill Run Subdivision, Phase 2, of record in Instrument 20011009-0109754, and amended in Instrument 20020605-0067914 and Instrument 20020605-0067915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to William R. Belue and Jennifer L. Belue, husband and wife, by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, of record in Instrument 20030226-0025543, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11675, Page 472; Instrument 200002150015152; Instrument 20020701-0079016, Instrument 20021121-0144876; and Book 11675, Page 497, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Instrument 20011009-0109754, and amended in Instrument 20020605-0067914 and Instrument 20020605-0067915; (3) Easements of record in Instrument 20011024-0116286; Book 10448, Page 188; Book 3933, Page 359; Instrument 20010405-0033587, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20010405-0033586, said Register's Office.

Power of Attorney of record in Instrument 20041104-0133309, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1277 Bending Creek Drive, Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 11/04/04 15:01 2pgs
Fees:13.00 Taxes:605.69

20041104-0133310

Witness our hands this 29th day of October, 2004.

William R Belue
William R. Belue

Jennifer L Belue By William R Belue, Attorney-in-fact
Jennifer L. Belue
By: William R. Belue, Attorney-in-Fact

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 William R. Belue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named William R. Belue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Jennifer L. Belue, as her Attorney-in-Fact, as the free act and deed of the within named Jennifer L. Belue.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.