Realty
484

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
James A. Beakes III 3506 Wilbur Place Nashville TN 37204	Same	David W. McMackin 104 East Park Drive, S-104 Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $325,000.00

Map & Parcel No.

118-10-0-167

Affiant

Subscribed and sworn to before me on the 2ND day of November, 2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires: 5/24/2008

Davidson County DEEDWARR
Recvd: 11/12/04 10:30 2pgs
Fees:13.00 Taxes:1202.50

20041112-0136156

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Paul Polycarpou (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto James A. Beakes III and wife, Katherine S. Beakes (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.58 on the map of Woodmont Boulevard Section of Mergo Park of record in Book 1130, page 2, Register's Office of Davidson County, Tennessee.

Said Lot No.58 fronts 75.3 feet on the southeasterly side of Major Wilburn Foster Thoroughfare and runs back 188.7 feet on the northeastern line and 193.8 feet on the southwesterly line to a dead line on which it measures 75 feet.

Being the same property conveyed to Paul Polycarpo by deed of record as Instrument No.200403040024437 , said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3506 Wilbur Place Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind herself/himself/thyself and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 2nd day of November, 2004.

Paul Polycarpou

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Polycarpou, the barginor, 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 Brentwood, Tennessee, this 2nd day of November, 2004

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES 05-30-07

Notary Public

My commission expires: _____