Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

14458

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,900.00

Edwin F Besancon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2005.

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Michael Monks	Countrywide Home Loans	85-12-A-9CO
(NAME)	(NAME)	
3236 River Walk Drive	P.O. Box 670009	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Dallas, TX 75267-0009	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Edwin F. Besancon and wife, Pearl M. Besancon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Monks, 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. 11 on the plan of River's Edge, Section Two, Jackson Downs Phase Two, of record in Book 9700, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Edwin F. Besancon and wife, Pearl M. Besancon by deed from Fox Ridge Homes, Inc., dated March 22, 1999, filed of record in Book 11399, page 766, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:
1. 2005 taxes, prorated and assumed.
2. Restrictive covenants and By-Laws contained in an instrument filed in Book 9280, page 334; Book 11098, page 1 and Book 11098, page 21, said Register's Office.
3. Easement filed of record in Book 9857, page 77, said Register's Office.
4. The plan of record in Book 9700, page 414, said Register's Office.

This is improved property known as 3236 River Walk Drive, Nashville, TN 37214

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.

Witness their hands this 16th day of March, 2005.

Edwin F Besancon
Edwin F. Besancon

Pearl M. Besancon

Davidson County DEEDWARR
Recvd: 03/21/05 14:41 2 pg
Fees:13.00 Taxes:547.23

20050321-0030631

14458

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

Edwin F. Besancon and wife, Pearl M. Besancon

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2005.

My commission expires

Notary Public

EVELYN D. WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008