WARRANTY DEED

B-GWEN-05-941

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Sherian M Anderson
Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2005.

Mary Frances Rudy
Notary Public

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/18/05 10:26 2 pgs
Fees:13.00 Taxes:573.50

20050518-0055940

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherian M. Anderson	CTX Mortgage Company, LLC	
941 Harpeth Bend Drive	(NAME) 801 94th Avenue North	156-06-0 025.00
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LINDSEY VAN BEUSEKOM, UNMARRIED AND JEFFREY G. VAN BEUSEKOM AND AND LETA VAN BEUSEKOM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHERIAN M. ANDERSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 796 ON THE PLAN OF SECTION FOUR, FIRST ADDITION, HARPETH WOODS,OF RECORD IN BOOK 5200, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LINDSEY VAN BEUSEKOM, UNMARRIED, AND JEFFREY G. VAN BEUSEKOM AND WIFE, LETA VAN BEUSEKOM BY WARRANTY DEED FROM MICHAEL MOYERS AND WIFE, RHONDA MOYERS, RECORDED ON JULY 17, 2001 IN INSTRUMENT NO. 20010717-0075924, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 941 Harpeth Bend Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of May, 2005.

Lindsey Van Beusekom
Lindsey Van Beusekom

Jeffrey G. Van Beusekom
Jeffrey G. Van Beusekom

Leta L. Van Beusekom
Leta Van Beusekom

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsey Van Beusekom and Jeffrey G. Van Beusekom, and Leta Van Beusekom, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903