PREPARED BY AND RETURN TO:

HARRIS TITLE & ESCROW, LLC

40 Burton Hills Boulevard
Suite 150
Nashville, Tennessee 37215
T: (615) 665-9766
F: (615) 665-9767
admin@harristitle.com

File #055021

Davidson County DEEDWARR
Recvd: 05/31/05 11:11 2 pgs
Fees:13.00 Taxes:425.50
20050531-0060853

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin Beierling Tiffany Beierling 109 Antioch Woods Way Antioch, TN 37013	Countrywide Home Loans, Inc. P.O. Box 660694 Dallas, TX 75266-0694

TAX MAP-PARCEL NUMBERS: MAP 163-1, PARCEL 76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10 (TEN DOLLARS), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Annette Baker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Beierling** and **Tiffany Beierling**, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Antioch Woods, Section Two, of record in Plat Book 9700, Page 799, 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 Annette Baker by deed from Deluxe Homes, LLC, of record in Book 11713, Page 713, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to taxes for the year 2005, a lien, not yet due and payable; all matters shown on the plan of Antioch Woods, Section Two of record in Plat Book 9700, Page 799; Declaration of Covenants, Conditions, and Restrictions of Antioch Woods of record in Book 10901, Page 258, Register's Office for Davidson County Tennessee; and easement for sanitary sewer and/or storm drainage of record in Book 9542, Pages 962, 965, and 979, of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 109 Antioch Woods Way, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

GRANTOR COVENANTS with Grantees, their heirs, and assigns, that said Grantor is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as indicated in this document.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend title to said land to said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May 2005.

Annette Baker

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Annette Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of May, 2005.

Notary Public

My commission expires: 5/30/2007

CHERI D. WELDY NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Sworn and subscribed before me this 25th day of May, 2005.

Notary Public

My commission expires: 5/30/2007

CHERI D. WELDY NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.