Davidson County DEEDWARR
Recvd: 12/06/05 12:02 2 pgs
Fees:13.00 Taxes:645.65

20051206-0146692

This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh W. Entrekin, Atty.
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $174,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2005.

Notary Public

My Commission Expires

Address New Owner	Send Tax Bills to:	Map-Parcel
Paul Stephen Becker	Countrywide Home Loans	126-15-O-A 88.CO
600 Daniel Court	3011 Armory Drive	
Nashville, Tennessee 37211	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James E. Shearon and Wife, Paula T. Shearon**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Paul Stephen Becker**, a married hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Boone Trace at Biltmore, Phase Two, of record in Book 9700, Page 317, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James E. Shearon and wife, Paula T. Shearon by deed from Fox Ridge Homes, Inc., aka NVR Fox Ridge, Inc., of record in Book 11235, Page 96, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

> Subject to all matters on plan of record in Plat Book 9700, Page 317, Register's Office for Davidson County, Tennessee.
>
> Subject to Restrictive Covenants contained in Instrument no. 20010717-0075902, Register's Office for Davidson County, Tennessee.
>
> Subject to The Charter for the Homeowners Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

This is improved property known as600 Daniel Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, it's successors and representatives, to

warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of November, 2005

James E. Shearon

James E. Shearon

Paula T. Shearon

Paula T. Shearon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public in and for the State and County aforesaid, the within named **James E. Shearon and Paula T. Shearon**, 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, at Brentwood, TN this 18th day of November, 2005.

Connie S. Madden

Notary Public

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: