Davidson County DEEDWARR
Recvd: 06/14/06 08:56 2 pgs
Fees:13.00 Taxes:312.65

20060614-0070484

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $84,500.00.

X _____
Affiant

Sworn to and subscribed before me on this the 1st day of June, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 3/20/10

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MORTGAGEE:

CTx mortgage Company
80 194th Avenue North
St. Petersburg, FL 33702

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Lea Anne Guider	CTx mortgage Co.	034-05-0 A 075.00 CO
589 Thomas Jefferson Circle	80 194th Avenue North	
Madison, TN 37115	St. Petersburg, FL 33702	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JENNIFER L. BEACH, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **LEA ANN GUIDER, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Unit 75, Plan of Monticello Manor, as of record in Plat Book 6250, Page 551, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to JENNIFER L. BEACH, unmarried by Deed dated December 4, 2003, and executed by WAYNE WALTON and wife, LINDA WALTON and recorded as Instrument No. 20031216-0179504, Register's Office for Davidson County, TN.

Subject to restrictions, easements and setback lines of record, said Register's Office.

This is improved property known as 589 Thomas Jefferson Circle, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 1 day of June, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennifer L Beach

JENNIFER L. BEACH

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JENNIFER L. BEACH, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 1 day of June, 2006.

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 4.22.09