Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/26/06 14:27 2 pgs
Fees:13.00 Taxes:962.00
20060626-0076146

ADDRESS NEW OWNER:
Vicki Beaver
1657 Glenridge Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

MAP	**142-13**
GROUP	**B**
PARCEL	**134**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michelle L. Poe, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Vicki Beaver and husband, James Beaver**, 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:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of First Revision, Riverside, Phase 3, of record in Instrument #20010404-0032691, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Michelle L. Poe, unmarried by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument no. 20020206-0016348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1657 Glenridge Drive, Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **21st** day of **June, 2006.**

Michelle L. Poe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michelle L. Poe, unmarried**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of June, 2006.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of June, 2006.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/19/2008