PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: Title No: 48203

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/28/06 14:13 3 pg
Fees:18.00 Taxes:314.13
20060928-0120235

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles McCabe 810 Bellevue Road, #204 Nashville, Tennessee 37221	Countrywide Home Loans, Inc. 801 Crescent Centre Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 142060B20500C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$84,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vernon Lee Begley and Roy Edward Begley and Patricia Mae Begley and Tina Fay McClurkan and Paul Reed Begley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Charles McCabe hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.205, Building No. 29 together with the garage designated as No. 205 G, of "Peppertree", Creekside Meadows horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, Pages 128-130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Vernon Begley and wife, Dola Begley by deed from Patricia Henrick, an unmarried person, of record in Book 9807, Page 19, said Register's Office. The said Vernon Begley and Dola Begley have since died with Dola Begley predeceasing Vernon Begley. By Affidavit of Heirship recorded prior hereto and simultaneously herewith, Vernon Lee Begley, Roy Edward Begley and Patricia Mae Begley, Tina Fay McClurkan and Paul Reed Begley were established as their heirs at law of Vernon Begley. *20060928 0120230

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Pages 128-130, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4834, Page 257, Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723, Book 6535, Page 724, Book 6874, Page 354, Book 7610, Page 973, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Vernon Lee Begley and Roy Edward Begley and Patricia Mae Begley and Tina Fay McClurkan and Paul Reed Begley by Patricia Mae Begley as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 810 Bellevue Road # 205, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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

WITNESS THE EXECUTION HEREOF this 27th day of September, 2006 .

Vernon Lee Begley By Patricia Mae Begley
Vernon Lee Begley By:Patricia Mae Begley, Atty-in-Fact

Roy Edward Begley By Patricia Mae Begley
Roy Edward Begley By:Patricia Mae Begley, Atty-in-Fact

Patricia Mae Begley
Patricia Mae Begley

Tina Fay McClurkan By Patricia Mae Begley
Tina Fay McClurkan By:Patricia Mae Begley, Atty-in-Fact

Paul Reed Begley By Patricia Mae Begley
Paul Reed Begley By:Patricia Mae Begley, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 27th day of September, 2006 , before me the undersigned authority, personally appeared **Patricia Mae Begley** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $84,900.00

Affiant

Sworn and subscribed before me this 27th day of September, 2006

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

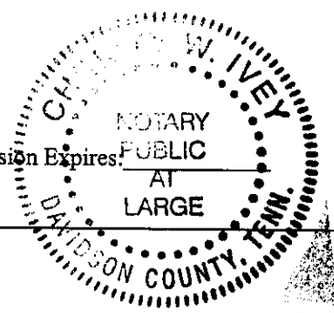
Notary Public

My Commission Expires: 3/20/2010

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Patricia Mae Begley** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Vernon Lee Begley and Roy Edward Begley and Tina Fay McClurkan and Paul Reed Begley** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2006



Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Vernon Lee Begley and Roy Edward Begley and Patricia Mae Begley and Tina Fay McClurkan and Paul Reed Begley

TO: Charles McCabe

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Patricia Mae Begley

Patricia Mae Begley, Affiant

Sworn to and subscribed before me this

27th day of September, 2006

Notary Public

My Commission Expires:_____

