Davidson County DEEDWARR
Recvd: 02/05/07 11:50 3 pgs
Fees:18.00 Taxes:889.85

20070205-0014754

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

This instrument prepared by:
Fidelity Residential Solutions
136 Longwater Drive
Norwell, MA 02061
504175 520797
Renee Hogan

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
	Countrywide Home Loans	*171-03-B-101.00CO*
(NAME) JUDITH H. BEAMAN	*(NAME)* 3011 Armory Dr, Ste 120	
(STREET ADDRESS OR ROUTE NUMBER) 641 OLD HICKORY BLVD #120	*(STREET ADDRESS)* Nashville, TN 37204	
(CITY) (STATE) (ZIP) BRENTWOOD, TN 37027	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Tanya E. Essary, a single person have this day bargained and sold, and do hereby transfer and convey unto the said JUDITH H. BEAMAN AND STEVEN H. BEAMAN, wife and husband *the Grantees herein, their (successors), heirs and assigns, certain real estate in Williamson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF
COUNTY OF Williamson *The actual consideration or value whichever is greater for this transfer is $* 240,500

Affiant _____

Subscribed and sworn to before me this the 26th *day of* January

Notary Public Pamela Jo Yates

My commission expires: 3-22-08
(Affix Seal)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This is unimproved ( ), known as 641 Old Hickory Blvd, #120, Brentwood, TN 37027
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 26th *day of* October, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tanya E. Essary _____

Tanya E. Essary

STATE OF TN.
COUNTY OF Williamson

Personally appeared before me, Janice H. Collins, *a Notary Public in and for said County and State, Tanya E. Essary, the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* She *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this _____ *day of* _____, _____.

Janice H. Collins

Notary Public
My Commission Expires: 11/14/09

(This area for official notarial seal)

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, , the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this _____ *day of* _____, _____.

_____

(This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 104 on the Plan of Phase One, Section two, Townhomes of Fredericksburg, of record in Book 9700, Page 364, said Register's Office, to which reference is hereby made for a more complete description. Being the same property conveyed to Tanya E. Essary, by deed from Radnor Homes, Inc. of record in Book 10804,k Page 86, said Register's Office.