WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/07 08:24 2 pgs
Fees:13.00 Taxes:1328.30
20070413-0044365

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 20470-1

The actual consideration or value, whichever is greater, for this transfer is **$359,000.00**.

Alice M Beard
Affiant

Subscribed and sworn to before me, this the 12th day of April, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David L. Beard **Alice M. Beard**	**Countrywide Homes Loans, Inc.**	**104-13-0-B-084co**
401 Bowling Avenue, #92	**801 Cresent Center Drive, Suite 510**	
Nashville, TN 37205	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard Dance and wife, Sue W. Dance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David L. Beard and Alice M. Beard, husband and wife

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:

BEING Unit No. 84 on the Plan of Richmeade Place, Section 6, a Planned Unit Development, as of record in Book 5210, Page 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property described as Unit No. 84 on the Plan of Richmeade Place, Section 6, of record in Deed Book 6014, Page 807, Register's Office for Davidson County, Tennessee. Said property has a mailbox number of 92.

BEING the same property conveyed to Richard Dance and wife, Sue W. Dance, by Warranty Deed from Sheridan Construction Company, a Tennessee corporation, dated December 12th, 1983, of record in Book 6192, Page 439, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Richmeade Place, of record in Book 4941, Page 637 and as amended in Book 5036, Page 338 and Supplementals of record in Book 5019, Page 946, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210 and in Book 5733, Page 628, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **401 Bowling Avenue, #92, Nashville, TN 37205**

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 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 our hands this 12th day of **April, 2007.**

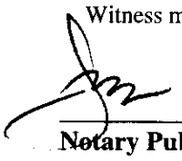
Richard Dance

Sue W. Dance

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 **Richard Dance and Sue W. Dance,** 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 and official seal at Nashville, Tennessee, this **12th** day of **April, 2007.**





Notary Public

My Commission Expires: 3/22/09