Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $196,000.00.

Affiant

Subscribed and sworn before me this the 19th day of June, 2008.

Notary Public
My commission expires: 12-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $196,000.00.

Affiant

Subscribed and sworn before me this the 20th day of June, 2008.

Notary Public
Commission expires: 05/03/2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan P. Berg 3452 Chandler Cove Way Cane Ridge, TN 37013	Countrywide Bank 801 Crescent Centre, Ste 510 Franklin, TN 37067	173-16-A-97CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian Bevilacqua and wife, Grace Bevilacqua, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan P. Berg and wife, Elissa M. Berg, as tenants by the entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 203 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3 Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BRIAN BEVILACQUA AND GRACE BEVILACQUA, HUSBAND AND WIFE by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, dated June 30, 2005 of record as Instrument No.: 20050711-0080082, dated July 11, 2005, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3452 Chandler Cove Way, Cane Ridge, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 19 day of June, 2008.

Brian Bevilacqua

Grace Bevilacqua

Davidson County DEEDWARR
Recvd: 06/23/08 09:19 2 pg
Fees:13.00 Taxes:725.20

20080623-0064071

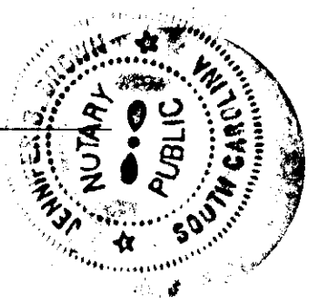
STATE OF SC
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Bevilacqua and Grace Bevilacqua, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of June, 2008.

My commission expires:
12-13-16

Notary Public



STATE OF SC
COUNTY OF York

On this 19 day of June, 2008, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this 19 day of June, 2008.

My Commission Expires:
12-13-16

Notary Public



STATE OF SC
COUNTY OF York

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such _____.

Witness my hand and official seal this 19 day of June, 2008.

My Commission Expires:
12-13-16

Notary Public

