Davidson County DEEDWARR
Recvd: 02/21/01 14:20 2pgs
Fees:11.00 Taxes:397.75

20010221-0016321

# WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2001.

Notary Public

(Affix Seal)

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY TN

Preparer's File #-01A040

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ESCROW SERVICES OF TENNESSEE, LLC**
100 Winners Circle, Suite 150
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Robert B. Beck and Martha Beck | -SAME- | MAP 61-04 |
| 4220 Brush Hill Road | | PARCEL 146 |
| Nashville, Tennessee 37216 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN, II**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **ROBERT B. BECK AND WIFE, MARTHA BECK**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying and being in Davidson County, Tennessee, described as follows, to wit:
Tract 1:
Being Lot No. 1 of Block No. 3 on the Plan of A.J. McGaughey's Haysboro Subdivision as of record in Book 547, pages 15 and 16, Register's Office for said County. Said Lot No. 1 fronts 100 feet on the westerly side of Haysboro drive, and runs back on the North line 292 feet, and on the south line, 300 feet, with the northerly margin of a road, to a 40 foot road, and show 120 feet on said 40 foot road.

Tract 2:
All that portion of Haysboro Drive lying between the direction extensions easterly of the northern and southern lines of lot 1, as well as all that portion of the north half of an unnamed 40 foot road lying between the direct extensions of the easterly and westerly lines of said lot 1 as said roads and lot are shown on the plan of A. J. McGaughey's Haysboro Subdivision of record in Book 547, pages 15 and 16, said Register's Office.

Being that portion of the Right-of Way known as Haysboro Drive and the unnamed Rights-of-Way between Haysboro Drive and Brush Hill Road closed by Metro Ordinance No. 094-1053 and adjacent to Tract 1 described herein.

Also included in this conveyance are the right to use the strip of land lying on the East side of the former Haysboro Drive right of way to the low water mark of the Cumberland River as conveyed to T. A. Wigginton in the instrument of record in Book 1583, page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Christian and husband, Van E. Christian, II by Deed from Thomas Hong Der and wife, Lisa D. Cook of record in Instrument No. 20010118-0005678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **4220 Brush Hill Road, Nashville, Tennessee 37216**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **16th** day of **February, 2001**:

Stephanie Christian

Van E. Christian, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lori C. Warren, a Notary Public in and for said County and State, the within named STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of February, 2001.

Lori C. Warren
Notary Public

My Commission Expires: _____

LORI C. WARREN
NOTARY
EX. 1/30/02
PUBLIC
WILLIAMSON COUNTY, TN