THIS DOCUMENT IS BEING RECORDED IN DAVIDSON COUNTY
INCORRECTLY RECORDED IN WILLIAMSON COUNTY

Realty 484

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BK 2138 PG 671

ADDRESS NEW OWNER:
Peter L. McKinney
5304 Edmondson Pike #2
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
9000 Southside Boulevard, Suite 700
Jacksonville, FL 32256

MAP **161-1**
GROUP **A**
PARCEL **72.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George E. Beckmann, III, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Peter L. McKinney**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5304-#2 on the Plat of Danbury, of record in Plat Book 6612, page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to George E. Beckmann, III, married by deed from BVT Country Place, Ltd. of record in Book 6768, page 499, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 5304 Edmondson Pike #2, Nashville, Tennessee 37211.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Geralyn W. Beckman, spouse of George E. Beckman, III, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise..

Davidson County DEEDWARR
Recvd: 10/31/02 12:38 2pgs
Fees:12.00 Taxes:0.00

20021031-0133492

WITNESS my hand this the 5th day of March, 2001.

George E. Beckmann, III, by W.T. Roberts, as attorney-in-fact

Geralyn W. Beckman, by W.T. Roberst, as attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **W. T. Roberts as attorney in fact for both George E. Beckmann, III, and Geraly W. Beckman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2001.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $77,500.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of March, 2001.

NOTARY PUBLIC

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires
03-14-01

My Commission Expires:

State of Tennessee, County of WILLIAMSON
Received for record the 12 day of
MARCH 2001 at 2:49 PM. GRFCM 406421
Recorded in official records
Book 2132 Pages 671- 672
Notebook: 45 Page 35
State Tax $ 280.75 Clerks Fee $ 1.00
Recording $ 10.00 Total $ 291.75
Register of Deeds: MARY Lee