WARRANTY DEED

B-HUS-03-4800

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROOT TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
William Henry Beckett, Jr.	Same	
4800 Merrill Lane (ADDRESS)		146-08-22
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT E. BOYKIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM HENRY BECKETT, JR. AND CARLA VENTRESCA, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 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:

Being Lot No. 41 on the Plan of Section II, Elysian Meadows Addition, of record in Plat Book 2663, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert E. Boykin by deed dated August 16, 1999 and filed for record August 19, 1999 in Book 11626, page 994, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 4800 Merrill Lane, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of April, 2003.

Robert E. Boykin

Davidson County DEEDWARR
Recvd: 04/22/03 15:03 3pgs
Fees:18.00 Taxes:616.05

20030422-0053190

STATE OF California

COUNTY OF Los Angeles

I, Victor D. Ramirez, a Notary Public of the County and State first above written, do hereby certify that Robert E. Boykin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4 day of April, 2003.

Notary Public

My Commission Expires: 2/18/03

(SEAL)

VICTOR D. RAMIREZ
Commission # 1401331
Notary Public - California
Los Angeles County
My Comm. Expires Feb 18, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $166,500.00.

Lam Kitchell
Affiant

Subscribed and sworn to before me, this 3rd day of April 2003.

Darris Billingsley
Notary Public

My Commission Expires: 11/27/04

