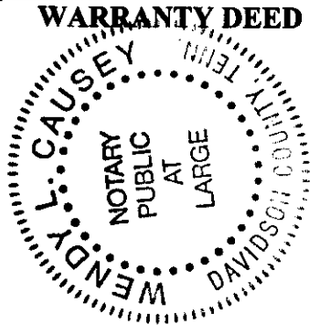
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Jennifer Marlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2003.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/01/03 14:06 2pgs
Fees:13.00 Taxes:192.40

20030501-0058305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Felts	1st Trust Bank for Savings	Map 75-08, A, 36.00
(NAME) 138 Brooke Castle Drive	(NAME) 6525 Quail Hollow, Ste. 513	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Memphis Tennessee 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, George Beebe and Wife, Debra Beebe , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine Felts, unmarried , 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 138 on the Plan of CONDOMINIUM OF BRROKE CASTLE, A Planned Unit Development, as of record in Plat Book 6250, Page 627, amended in Book 6680, page 905, re-recorded in Book 6727, page 762, and surveyor's certificate in Book 6919, page 751, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description, together which appurtenant interest in the common elements of Brooke Castle Condominiums Homeowners Association, A Horizontal Property Regime, established by Master Deed and By-Laws of record in Book 6519, page 747, said Register's Office.

Being the same property conveyed to George Beebe and Wife, Debra Beebe by deed from Richard Rury and wife, Traci Rury of record in Deed Book 10879, page 278, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 6976, page 887, Register's Office for said County.

Master Deed as shown of record in Deed Book 6519, Page 747, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 138 Brooke Castle Drive, Hermitage, TN 37076

(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 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 my/our hand(s) this 24th day of April, 2003.

George Beebe by Mandy Alsup Atty in fact
George Beebe

Debra Beebe by Mandy Alsup Atty in fact
Debra Beebe

STATE OF Tennessee
COUNTY OF Wilson

On this the 24 day of April, 2003, before me personally appeared Mandy Alsup, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George Beebe and Debra Beebe, and who acknowledged that she executed the same as the free act and deed of the said George Beebe and Debra Beebe by virtue of that Power of Attorney, duly executed by the said George Beebe and Debra Beebe and appearing of record in Book *, page _____, of Register's Office of Wilson County, Tennessee.

Witness my hand and official seal at MT Juliet Tennessee, this 24 day of April, 2003.

My Commission Expires: Wendy L Causey 5-28-2003

Notary Public

* 200305 01-0058304

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

File Number2303414
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122