23-1-867

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

39-B
File #03-1531

Davidson County DEEDWARR
Recvd: 08/18/03 13:05 2pgs
Fees:13.00 Taxes:891.70
20030818-0119353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wendy H. Ward, and husband, Chris Ward**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Dave Beck, and wife, Vicki Beck**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 45 on the Plan of Green Acres Subdivision of record in Book 1424, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Wendy H. Ward and husband, Chris Ward by Warranty Deed of record in Instrument No. 20030128-0011613.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3609 General Bate Drive, Nashville TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of August, 2003

Wendy H. Ward

Wendy H. Ward

Chris Ward

Chris Ward

State of WISCONSIN)

County of Waukesha)

On this 11th day of August, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Wendy H. Ward and Chris Ward, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Stacy Hegg
Notary Public

NOTARY PUBLIC STACY HEGG STATE OF WISCONSIN

My Commission Expires: 04-03-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 241,000.00.

Susan Hamrick
Affiant

Sworn and subscribed before me on this the 12th day of August, 2003.

Carrie E. Hughes
Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

NEW OWNER:
Dave Beck
3609 General Bate Drive
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Terrace Mortgage Co.
900 Ashwood Pkwy, Ste 130
Atlanta, GA 30338

TAX MAP-PARCEL #:
118-13-88