WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/04 10:57 2pgs
Fees:13.00 Taxes:118.40

20040719-0085771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carson W. Beck (NAME)	Same (NAME)	MAP 072050
4205 Gallatin Rd. (ADDRESS)	(ADDRESS)	PARCEL 128.00
Nashville, TN 37216 (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, Thomas C. Craven and wife, Helen S. Craven

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carson W. Beck

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:

LAND in Davidson County, Tennessee, being the easterlleyy 10 feet of the southerly part of Lot No. 39 and the westerly 45 feet of the southerly part of Lot No. 38 on the plan of E.T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, Page 69, Register's Office for said County, described as follows:

Beginning on the southerly margin of Trinity Lane, as widened, at a point 5 feet west of the dividing line between Lots Nos. 37 and 38; thence with said Lane, westwardly 55 feet to the easterly line of the property conveyed to Atlanta Newsom by deed from B. Stanfield and wife, of record in Book 879, Page 362, said Register's Office; thence with Newson's easterly line, southwardly 380 feet more or less, to the southerly line of said subdivision; thence with said line, eastwardly 55 feet; thence northwardly 395 feet, more or less to the beginning.

BEING the same property conveyed to Thomas C. Craven and wife, Helen S. Craven by Warranty Deed from Eugene Frye and wife, Gladys P. Frye and William Ashley Frye and wife, Emily M. Frye and Jeffrey L. Frye and wife, Nancy S. Frye of record in Book 11384, page 242, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1020 East Trinity Lane, Nashville, TN 37216
(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 our hand s this 12th day of July, 2004

Thomas C. Craven

Thomas C. Craven

Helen S. Craven

Helen S. Craven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Craven and wife, Helen S. Craven

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of July 2004.

Commission expires _____

D. Annette Maples
Notary Public

ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

Continued

easements and restrictive covenants of record.