Davidson County DEEDWARR
Recvd: 08/09/04 10:42 2pgs
Fees:13.00 Taxes:518.00

20040809-0095683

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.** Affiant Subscribed and sworn to before me, this the 6th day of August, 2004. Notary Public My commission expires: 10-3-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher P. Marchetti	**New Owner**	**Map 103-03, Parcel 272.00**
509 Clematis Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Lona L. Beckwith, unmarried

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

Christopher P. Marchetti and wife, Gina M. Marchetti

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, TN, being Lot No. 3 on the Plan of the Resubdivision of Reserved Parcels 271 and 272, Nixon Walker Property, of record in Book 5210, Page 126, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the westerly margin of 49th Avenue North at the common corner of Lot No. 3 and the northeasterly rear corner of Lot 1 of the Nix-Walker Property, of record in Book 5210, Page 118; thence leaving said Avenue South 87 deg. 04' West 110.0 feet to an iron pin, said point being the northwesterly rear corner of Lot No. 2 of the herein described subdivision; thence North 2 deg. 56' West 80.0 feet to an iron pin; thence North 87 deg. 04; East 110.0 feet to an iron pin; thence South and partially along the westerly margin of 49th Avenue, North, South 2 deg. 56' East 80.0 feet to the point of beginning.

Being the same property conveyed to Lona L. Beckwith, unmarried and Clifton W. Beckwith, Jr. and Ozelle S. Beckwith, as joint tenants with rights of survivorship and not as tenants in common by deed from Carl Nodine and wife, Linda Nodine of record in Book 7647, Page 385, Register's Office for Davidson County, Tennessee. The said Clifton W. Beckwith and Ozelle S. Beckwith having quitclaimed to Lona L. Beckwith of record in Book 10877, Page 129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.
This is improved (__X__) Unimproved (____) property, known as **141 49th Avenue North, Nashville, TN 37209**

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 covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 6th day of August, 2004.

Lona L. Beckwith

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lona L. Beckwith**, unmarried, 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 Brentwood, Tennessee on this **6th** day of **August, 2004.**

Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN