# WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PHILLIP JAMES BECK, II | FRANKLIN AMERICAN MORTGAGE CO. | 114-0-6 |
| (NAME) | (NAME) | |
| 7642 OLD CHARLOTTE PIKE | 501 CORPORATE CENTRE DRIVE, #400 | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37209 | FRANKLIN, TN 37067 | |
| (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, **JASON TREW AND WIFE, JENNIFER R. TREW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP JAMES BECK, II, MARRIED**, 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:

BEGINNING AT A POINT IN THE CENTER OF THE CHARLOTTE TURNPIKE, SAID POINT COMMON TO THE SOUTHEAST CORNER OF THE WILSON FISK PROPERTY; RUNS THENCE WITH THE CENTERLINE OF SAID PIKE; NORTH 71 DEG. 35' EAST 112 FEET TO A STAKE IN THE CENTER OF THE CHARLOTTE TURNPIKE; THENCE NORTH 14 DEG. 00' WEST 210 FEET TO A STAKE IN THE LINE OF E. B. FISK'S HOME PLACE; THENCE SOUTH 71 DEG. 35' WEST 112 FEET TO A POINT COMMON TO THE UPPER SOUTHWEST CORNER OF SAID HOME PLACE, A POINT IN THE EAST BOUNDARY LINE OF THE WILSON FISK PROPERTY; THENCE SOUTH 14 DEG. 00' EAST 210 FEET AND PARALLEL WITH THE EAST BOUNDARY OF THIS TRACT, TO THE POINT OF BEGINNING, CONTAINING .54 ACRES, BE THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JASON TREW AND WIFE, JENNIFER R. TREW, BY DEED FROM NANCY BRYANT, UNMARRIED, DATED SEPTEMBER 1, 1999, OF RECORD IN BOOK 11652, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 7642 OLD CHARLOTTE PIKE, NASHVILLE, TN 37209

(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 hands this 7th day of October, 2004.

Davidson County DEEDWARR
Recvd: 10/08/04 12:12 2pgs
Fees:13.00 Taxes:535.76

20041008-0121969

JASON TREW

JENNIFER R. TREW

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 **JASON TREW AND JENNIFER R. TREW** 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 Nashville, Tennessee this 7th day of October, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN