586

This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
Nashville, Tennessee 37238-1620

Davidson County DEEDWARR
Recvd: 08/15/05 12:06 2 pgs
Fees:13.00 Taxes:906.50
20050815-0096253

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Bruce A. Beck, et ux **5531 Hillview Drive** **Brentwood, TN 37027**	**SAME**	Map 159-03 Parcel No. 29.00 CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Telfer Investments, LLC**, a Tennessee limited liability company (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Bruce A. Beck and wife,Joy S. Beck** (herein referred to as "Grantee"), her heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being Lot No. 17 on the Final Plat of High Ridge Subdivision, Phase Two, of record in Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Telfer Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gina D. Crunk, of record as Instrument No. 20040517-0057387, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

Grantor covenant with the Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2005 real estate taxes, which are prorated.

Grantor further covenant with the Grantee and binds itself,

its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 10th day of August, 2005.

GRANTOR:

Telfer Investments, LLC

By: _____
George C. Telfer
Its: Chief Manger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $245,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 10th day of August, 2005.

_____
NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, George C. Telfer, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, further acknowledged that he is the Chief Manager of Telfer Investments, LLC the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of August, 2005.

_____
NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

McCohen/Deed Lot 5