Bk 8

Davidson County DEEDWARR
Recvd: 08/24/05 14:38 2 pgs
Fees:13.00 Taxes:851.00

20050824-0101124

# WARRANTY DEED

G-KW-05-473

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. DEBORAH H. BERRIE

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anderson B. Collier, III | SunTrust Mortgage, Inc. | |
| 473 Saddle Drive (ADDRESS) | 201 Fourth Ave. N./7th floor (ADDRESS) | 142-3-70.00 |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICHOLAS BEFFER AND WIFE, APRIL BEFFER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDERSON B. COLLIER, III AND WIFE, RACHEL R. COLLIER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 308, WALNUT HILL MANOR, SECTION 1, AS OF RECORD IN PLAT BOOK 4460, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed by Deed from D. Todd Searcy and wife, Halle E. Searcy to Nicholas Beffer and wife, April Beffer filed for record on May 3, 2005 in Instrument No. 20050503-0049217, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4460, page 108; Book 4643, page 946; Book 5057, page 885; Book 5540, page 138 and Book 5526, page 322, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 473 Saddle Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 22nd day of August, 2005.

Nicholas Beffer

April Beffer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Beffer and April Beffer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2005.

_____
Notary Public

My Commission Expires: 7/29/06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903