Davidson County DEEDWARR
Recvd: 10/05/05 12:21 2 pgs
Fees:13.00 Taxes:126.73

20051005-0120015

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $34,250.00

Affiant

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 3rd day of October, 2005.

Notary Public
My commission expires: 6-28-08

06-0508-71943

Address of New Owner:	Send Tax Bills to:	Tax Information
Dennis Beckwith (KS) 1604 16th Ave. Nashville, TN. 37208	New owner	081-11-0-370.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willis White**, hereinafter referred to as Grantor, has bargained and sold, and des hereby transfer and convey to **Dennis Beckwith and wife, Rhonda Beckwith**, hereinafter called the Grantee, their successors 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 southerly one half of Lot No. Three Hundred and Five (305) in McGavock Wetmore and Other's Second Addition called the addition to the Town of McGavock of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said southerly one half of Lot No. Three Hundred and Five (305) fronts fifty (50) feet on the Easterly side of 16th Avenue North formerly Hendershott Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Larry Rickles and wife, Darlene Rickles by Quitclaim Deed from Linda Millaway, Executrix of the Estate of Billie W. Rickles, dated January 24, 2003, of record in Instrument No. 20030127-0010794, Register's Office for Davidson County.

Further being the same property conveyed to Willis White by deed from Larry Rickles and wife, Darlene Rickles, dated November 26, 2003, of record in Instrument No. 20031203-0174105, said Register's Office.

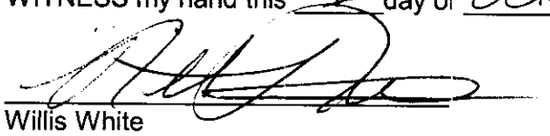
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1604 16th Avenue, Nashville, TN

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, their heirs, successors and assigns, forever. Grantor covenant with Grantee that Grantor are lawfully seised 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6 day of October, 2005.



Willis White

STATE OF CALIFORNIA
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Willis White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Oakland, California, this 1st day of October, 2005.



Notary Public

My Commission expires Jan. 07, 2008

