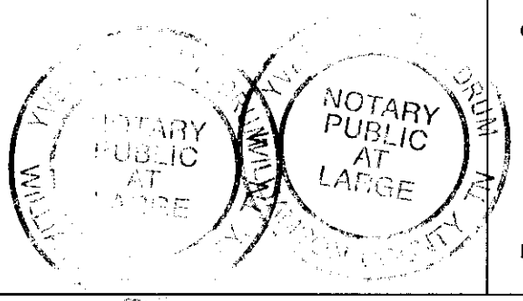
WARRANTY DEED



STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis E. Beckwith	(Same)	Map 83 Group 2 Parcel 178.00
(NAME)	(NAME)	
2215 Cumberland Rd.		
(ADDRESS)	(ADDRESS)	
Glendora, CA 91741		
(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, Robert Potter, and wife, Rachel Swann Potter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis E. Beckwith and wife, Rhonda R. Beckwith, 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:

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. **51** on the Plan of E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition, of record in Book 332, page 91, (sic Book 322, page 91). Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Potter and wife, Rachel Swann Potter from Leland D. Watts and wife, Winnifred A. Watts of record in Instrument No. 20040525-0061126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Subject to all matters appearing of record in Plat Book 332, page 91, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1605 Douglas Avenue, Nashville, TN 37216
(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.**

Davidson County DEEDWARR
Recvd: 10/28/05 09:51 2 pgs
Fees:13.00 Taxes:301.55

20051028-0130243

Witness our hands this 22 day of October, 2005.

Robert Potter

Rachel Swann Potter

STATE OF North Carolina

COUNTY OF Kowan

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Robert Potter and Rachel Swann Potter, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at China Grove, NC this 22 day of October, 2005.

Commission expires: July 24 2007

Notary Public