Book

Davidson County DEEDWARR
Recvd: 12/05/05 12:22 2 pgs
Fees:13.00 Taxes:1406.00

20051205-0145870

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$380,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2005.

Notary Public

My commission expires: 3/25/2006

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Mikial Nijjar** | America's Wholesale Lender | **144-15 005.00** |
| **2108 Timberwood Place** | P.O. Box 660694 | |
| **Nashville, TN 37215** | Dallas, TX 75266-0694 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Thomas R. Beach, and wife, and Kristin Beach**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mikial Nijjar**

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:

**Land in Davidson County, TN, being Lot No. 1 on the Plan of Highland Court, as of record in Book 2330, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Thomas R. Beach and wife, Kristin Beach by deed from Roy K. Bradley and wfie, Peggy Jean Bradley of record in Instrument #20020701-0078904, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any. The Plan, with Owner's Certificate, of record in Plat Book 2330, page 82, said Register's Office, which Plan shows a 75 foot minimum building setback line from Timberwood Place and a 10 foot easement for public utility purposes along the rear and southeasterly lines of said lot. Subject to Restrictions of record in Book 2542, Page 605 corrected in Book 2548, page 266 amended in Book 2601, page 561, said Register's Office.**

This is improved (__X__) Unimproved (____) property, known as **2108 Timberwood Place, Nashville, TN 37215**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 29th day of November, 2005.

**Thomas R. Beach**

**Kristin Beach**
**By: Thomas R. Beach, Attorney in Fact**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas R. Beach**, 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, at office, this **29th** day of **November, 2005.**

**Notary Public**

**My Commission Expires:**_____

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Thomas R. Beach** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact **for Kristin Beach**, the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name **of Kristin Beach**, the within named bargainor(s) by the said **Thomas R. Beach**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th day of November, 2005.

Notary Public

My Commission Expires:_____

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 26, 2008