Davidson County DEEDWARR
Recvd: 12/07/05 11:33 2 pgs
Fees:13.00 Taxes:284.90
20051207-0147234

Name and Address of New Owners:

Charles H. Jones
809 Longhunter Court
Nashville, TN 37217

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way, Suite 12
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $77,000.00

Julie Wilbanks
Affiant

Subscribed and sworn to before me on this 2nd day of December, 2005.

Eileen Strange
Notary Public

My Commission Expires: 11-6-06

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISS ON EXPIRES: NOVEMBER 06, 2006

Map & Parcel No.
135.080A-.0900CO

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/20 DOLLARS ($2.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Brian D. Beck, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Charles H. Jones, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

CONDO: Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Unit No. 809, on the plan of Nashboro Village, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Plat Book 5333, Page 957, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Nashboro Village Condominium, for a more complete identification and description of said unit as of record in Plat Book 5200, Page 80, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian D. Beck, by Cash Deed for Tennessee dated 8/22/03 of record in Instrument No. 20030829-0126071, said Register's Office.

This is investment property and is not now nor has it ever been the principal residence of the grantor or his spouse.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

**WITNESS** our hands on this 2nd day of December, 2005.

Brian D. Beck

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian D. Beck, 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 and official seal, this the 2nd day of December, 2005.

Notary Public

My Commission Expires:
11-6-06
(SEAL)

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: NOVEMBER 06, 2006