Davidson County DEEDWARR
Recvd: 05/10/06 15:12 3 pgs
Fees:18.00 Taxes:177.60

20060510-0055081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$48,000.00**

Heather MacKenzie Moorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

April 10, 2006.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

COMMISSION EXPIRES: My Commission Expires JAN. 23, 2010

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Keith Moorman 1715 Allison Place Nashville, TN 37203	Same as new Owner	105-11-0-121.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ESTATE OF ELIZABETH IRENE BECK,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **KEITH MOORMAN,** hereinafter called the Grantee, her heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12, on the Map of Allison Subdivision, as shown on plat of record in Plat Book 547, page 74, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the West side of Allison Place, and runs back between parallel lines, 150 feet to a line.

Being the same property conveyed to Elizabeth Irene Beck by Deed of record in Book 8632, Page 469, Register's Office for Davidson County, Tennessee.

The said Elizabeth Irene Beck having since deceased on the 30th day of August, 2005, a resident of Davidson County, Tennessee. Elizabeth Irene Beck having died intestate, leaving the subject property to her Heirs at Law, Letter of Administration of record in 05P1873, Seventh Circuit Court of Davidson County, Tennessee appointing Samuel H. Dillard, Jr. as Administrator of the said Estate. Heirs are as follows: Samuel H. Dillard, Jr. Homer Earl Dillard, Karol Marie Dillard, Rodney A. Dillard, Dennis Edward Dillard, Christine Dillard Peiffer, Beula May Dillard Elder, Douglas Flint Dillard, Debbie Hunt Goodman, and Judy Hunt Dady.

Samuel H. Dillard, Jr. executes this instrument as Attorney-In-Fact for Homer Earl Dillard, Karol Marie Dillard, Rodney A. Dillard, Dennis Edward Dillard, Christine Dillard Peiffer, Beula May Dillard, Douglas Flint Dillard, Debbie Hunt Goodman, and Judy Hunt Dady. Pursuant to the Power of Attorney recorded simultaneously herewith.

Elizabeth Irene Beck and Elizabeth I. Beck are one in the same person.

Subject to all matters shown on Plat Book 547, Page 74, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

LTSR Number:

GTE File: 2006030169

The legal description provided herein is exactly the same as in the prior recorded deed.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
1715 ALLISON PLACE, NASHVILLE, TN 37203

WITNESS, this date: 04/10/06

Estate of Elizabeth Irene Beck

BY: _____ ADM
Samuel H. Dillard, Jr. Administrator

Homer Earl Dillard

BY: _____ POA
Samuel H. Dillard, Jr., Attorney-In-Fact

Rodney A. Dillard

By: _____ POA
Samuel H. Dillard, Jr., Attorney-In-Fact

Christine Dillard Peiffer

By: _____ POA
Samuel H. Dillard, Jr., Attorney-In-Fact

Douglas Flint Dillard

By: _____ POA
Samuel H. Dillard, Jr., Attorney-In-Fact

Judy Hunt Dady

By: _____ POA
Samuel H. Dillard, Jr., Attorney-In-Fact

BY: _____
Samuel H. Dillard, Jr., Individual

Karol Marie Dillard

BY: _____ POA
Samuel H. Dillard, Jr., Attorney-In-Fact

Dennis Edward Dillard

By: _____ POA
Samuel H. Dillard, Jr., Attorney-In-Fact

Beula May Dillard

By: _____ POA
Samuel H. Dillard, Jr., Attorney-In-Fact

Debbie Hunt Goodman

By: _____ POA
Samuel H. Dillard, Jr., Attorney-In-Fact

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel H. Dillard, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 10th day of April, 2006.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel H. Dillard Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged him self as Administrator of the Estate of Elizabeth Irene Beck, and in his capacity as such Administrator, acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee on this the 10th day of April, 2006.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Samuel H. Dillard, Jr., to me known to be the person who executed the foregoing instrument in behalf of Homer Earl Dillard, Karol Marie Dillard, Rodney A. Dillard, Dennis Edward Dillard, Christine Dillard Peiffer, Beula May Dillard Elder, Douglas Flint Dillard, Debbie Hunt Goodman and Judy Hunt Dady, and acknowledged that Samuel H. Dillard, Jr.,executed the same as the free act and deed of the said Homer Earl Dillard, Karol Marie Dillard, Rodney A. Dillard, Dennis Edward Dillard, Christine Dillard Peiffer, Beula May Dillard Elder, Douglas Flint Dillard, Debbie Hunt Goodman and Judy Hunt Dady.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of April, 2006.

S. Mackenzie Cox
Notary Public

MACKENZIE COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JUNE 23, 2010

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2006030169