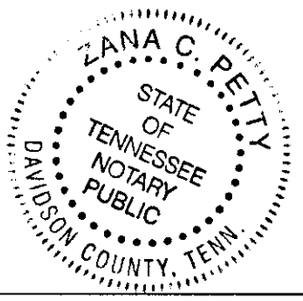
39-B
163

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

X Robin B. Foster Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Keith Douglas Beckman	New Owner	Map 086
2109 Strombury Dr.		Group 08-0
Hermitage, TN 37076		Parcel 081.00

FOR AND IN 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

Robin B. Foster Holmes f/k/a Robin B. Foster and husband, Lynn Holmes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Keith Douglas Beckman
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 Lot No. 384, on the Plan of Camden Woods, Phase I, of record in Plat Book 6900, Pages 697 and 698, 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 Robin B. Foster, unmarried, by deed from Brandi C. Carroll f/k/a Brandi A. Crowell and Richard A. Carroll, of record in Instrument 20050621-0070994, said Register's Office. The said Robin B. Foster having since married and is now known as Robin Foster Holmes.

This conveyance is subject to Restrictions and By-Laws of record in Book 7620, Page 561; Book 7657, Page 580; Book 7675, Page 926; Book 9036, Page 329; Book 9231, Page 737; Book 7620, Page 583, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 697 and 698, said Register's Office.

The said Lynn Holmes joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2109 Strombury Dr., Hermitage, TN 37076

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.

Witness our hands this 12th day of May, 2006.

Robin B. Foster Holmes
Robin B. Foster Holmes

Lynn Holmes

Davidson County DEEDWARR
Recvd: 05/18/06 11:03 2 pgs
Fees:13.00 Taxes:601.25

20060518-0058434

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 Robin Foster Holmes f/k/a Robin B. Foster and husband, Lynn Holmes, 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 at Nashville, Tennessee, this 12th day of May, 2006.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.