Davidson County DEEDWARR
Recvd: 08/01/06 14:08 2 pgs
Fees:13.00 Taxes:740.00

20060801-0093445

WARRANTY DEED

Return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Bonnie Cleary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

ANDREW WILEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Beckerman	Thomas Beckerman	MAP 161-6
(NAME)	(NAME)	
633 Vivian Drive	616 Vivian Drive	PARCEL 167
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville,TN 37211	
(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, Sabrina Filer and husband, Richard M. Filer, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Beckerman and wife, Cheri L. Drummond-Beckerman

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. 234 on the Plan of Huntington Park, Section 2, as of record in Plat Book 4175, page 108, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sabrina Filer and husband, Richard M. Filer, Jr. by deed from Loretta C. Peacock a/k/a/ Julia Loretta Peacock of record in Instrument No. 20031231-0184360, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4393, page 383, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4175, page 108, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 633 Vivian Drive, Nashville, TN 37211
(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.

Witness our hand s this 18th day of July 2006

Sabrina Filer by Richard M. Filer, Jr. Attorney in Fact
Sabrina Filer By Richard M. Filer, Jr. by Power of Attorney of record in Instrument No. 20060801-0093444 Register's Office for Davidson County, TN

Richard M. Filer Jr.
Richard M. Filer, Jr.

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 RICHARD M. FILER, JR.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 18TH day of JULY, 2006.

Commission expires 1/24/09

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 18, 2006 before me personally appeared Richard M. Filer, Jr. to me known to be the person who executed the foregoing instrument in behalf of Sabrina Filer and acknowledged that he executed same as the free act and deed of said Sabrina Filer for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2006.

My Commission Expires:

1/24/09

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public