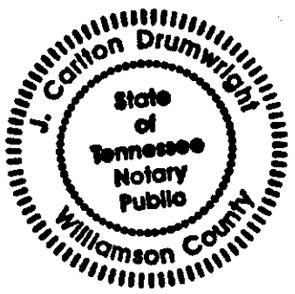
FILE NO. SP44894

Box 7

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $649,000.00 Affiant Subscribed and sworn to before me, this 1st day of September, 2006. Notary Public Expiration of commission. 9/16/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/06/06 13:48 2 pgs
Fees:13.00 Taxes:2401.30



20060906-0110153

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael T. Beckham **Jill T. Beckham**	**New Owner**	**Map 117-3, Parcel 25**
2011 Sweetbriar Avenue		
Nashville, TN 37212		

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 ACKNOWLEDGE, WE,

T. Eric Holcomb and Tim Hill, joint tenants with rights of survivorship

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

Michael T. Beckham and wife, Jill T. Beckham

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, Tennessee, being Lot No. 21 and the westerly 1-1/2 feet of Lot No. 22 on the Plan of the re-subdivision of T.W. Crutcher and Company's subdivision of the Hostettler property, of record in Book 843, page 71, Register's Office for Davidson County, Tennessee, described together as follows: BEGINNING in the southerly margin of Sweetbrier Avenue at a point 500 feet East of the easterly margin of 21st Avenue South, formerly the Hillsboro Road, said point being the corner of Lots Nos. 20 and 21; thence with the line between said two lots, southwardly 142-1/2 feet; thence eastwardly 50-1/2 feet; thence southwardly 17 feet to the northwest corner of lot No. 26A; thence with the northerly line of said Lot 26A, eastwardly 11 feet; thence northwardly 160 feet to the southerly margin of Sweetbrier Avenue; thence with said avenue, westwardly 6-1/2 feet to the beginning.

Being the same property conveyed to T. Eric Holcomb and Tim Hill, joint tenants with right of survivorship, by Warranty Deed, from Martin J. Burns, Jr. and Frances Jane Burns, married, of record in Instrument No. 20050302-0022784, Dated February 25, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 843, page 71, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress for driveway of record in Book 7403, page 737 and re-recorded in Book 7472, page 939, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2011 Sweetbriar Avenue, Nashville, TN 37212.

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 that we are 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 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 my/our hand(s) this 1st day of September, 2006.

T. Eric Holcomb

Tim Hill

**This property has been used for investment purposes only and has never been used as the marital residence of either grantor.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, T. Eric Holcomb and Tim Hill, joint tenants with rights of survivorship , the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **06685-CD**
RECORD & RETURN TO:

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