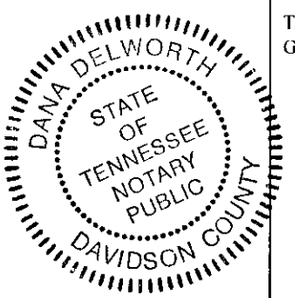
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 01/05/07 11:17 2 pgs
Fees:13.00 Taxes:506.16
20070105-0002211

D-0876

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Porter	new owner	102-08-0 056.00
(NAME)	(NAME)	
840 Hillwood Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Clifton W. Beckwith, III, Lona L. Beckwith, and Jeffrey A. Vantrease, Heirs in Law of the Estate of Ozelle S. Beckwith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Porter, unmarried, 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. 51 on the Plan of Horton Heights Section VII, of record in Book 2133, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Clifton W. Beckwith, Jr. and wife, Ozelle S. Beckwith by Warranty Deed dated 02/01/1963 from Clifford H. Sims and wife, Mildred I. Sims of record in Book 3616, Page 611, Register's Office for Davidson County, Tennessee.

Clifton W. Beckwith, Jr. predeceased Ozelle S. Beckwith on August 4, 2002.
Ozelle S. Beckwith died July 21, 2006.

Pursuant to the Last Will and Testament of Ozelle S. Beckwith dated April 24, 2003, CliftonW. Beckwith, III, Lona L. Beckwith, and Jeffrey A. Vantrease are devised subject properly, with Clifton Warren Beckwith, III (one and the same as Clifton W. Beckwith, III) listed as Executor of said Estate.

Lona L. Beckwith executes this instrument individually and as Trustee of the Trust for the Benefit of Jeffrey A. Vantrease, pursuant to the Will dated April 24, 2003.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 840 Hillwood Blvd., Nashville, TN 37209

(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 my hand this 12th day of December, 2006.

The Estate of Ozelle S. Beckwith

By: _____
Clifton W. Beckwith, III, Heir in Law of the Estate of Ozelle S. Beckwith

_____
Clifton Warren Beckwith, III, as Executor of the Last Will and Testament of Ozelle S. Beckwith

_____
Jeffrey A. Vantrease, Heir in Law of the Estate of Ozelle S. Beckwith

_____
Lona L. Beckwith, Heir in Law of the Estate of Ozelle S. Beckwith

_____
Lona L. Beckwith, Trustee of the Trust for the Benefit of Jeffrey A. Vantrease

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 Clifton W. Beckwith, III, Lona L. Beckwith, and Jeffrey A. Vantrease, Heirs in Law of the Estate of Ozelle S. Beckwith the bargainor (s), 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 and official seal at Nashville, Tennessee this 12th day of December, 2006.

Commission expires:

JACK CASE WILSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 28, 2010

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lona L. Beckwith with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Trustee respectively of the Trust for the Benefit of Jeffrey A. Vantrease the within named bargainor, and trust, and that he/she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by the said Trust for the Benefit of Jeffrey A. Vantrease as such Trustee .

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of December, 2006.

JACK CASE WILSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 28, 2010

My Commission Expires: _____

_____
Notary Public

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 Clifton Warren Beckwith, III, as Executor of the Last Will and Testament of Ozelle S. Beckwith, the bargainor(s), 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 and official at Nashville, Tennessee, this 12th day of December, 2006.

Commission Expires: _____

JACK CASE WILSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 28, 2010

_____
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216