Davidson County DEEDWARR
Recvd: 02/26/07 13:25 3 pgs
Fees:18.00 Taxes:980.13

20070226-0023528

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $204,900.00. Affiant Subscribed and sworn to before me, this 22nd day of February, 2007. Notary Public My Commission Expires: 11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Chris and Jill Becker 339 Lynn Drive Nashville, TN 37211	1st Trust Bank for Savings 6525 Quail Hollow, Suite 300 Memphis, TN 38120	147-1-93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD S. DUNHAM, SR., MARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTOPHER J. BECKER AND WIFE, JILL J. BECKER** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 466, as shown on the map entitled Caldwell Hall Subdivision, Section Six, of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard S. Dunham, Sr. by Warranty Deed from Iley F. Behr and wife, Wendy M. Behr of record in Book 11715, Page 613, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 3221, page 6; and in Book 3251, page 543, Register's Office for said County.

This is improved property known as 339 Lynn Drive, Nashville, TN 37211.

Phyllis Dunham joins in this instrument to convey, and does hereby convey any interest she may have in the subject property, marital or otherwise.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of February, 2007.

Richard S. Dunham, Sr.

By: Phyllis Dunham as Attorney-in-fact
Phyllis Dunham as Attorney-in-fact

Phyllis Dunham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **PHYLLIS DUNHAM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **ATTORNEY-IN-FACT FOR RICHARD S. DUNHAM, SR.**, the bargainor, and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Richard S. Dunham, Sr. as her free act and deed.

WITNESS my hand, at office, this 22nd day of February, 2007.

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHYLLIS DUNHAM**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of February, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007