Davidson County DEEDWARR
Recvd: 04/18/07 11:06 2 pg
Fees:13.00 Taxes:832.50

20070418-0046225



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

Julie Hacker
Affiant

Subscribed and sworn to before me, this the 16th day of April, 2007.

Robin S Edwards
Notary Public

My commission expires: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Julie Hacker	**Wachovia Mortgage Corporation**	**Map 146-16, Parcel 100.00**
476 Manley Drive	**1100 Corporate Center Drive**	
Nashville, TN 37220	**Raleigh, NC 27607**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eugene Beck, Jr. and wife, Norma Beck

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

Julie Hacker, 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:

Land in Davidson County, TN, being Lot No. 113 on the Plan of Brentwood Hall, Section V, as of record in Book 2133, Page 127, 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 Eugene Beck, Jr. and wife, Norma Beck by deed from Rodney Van Swearingen and wife, Tiffany Nicole Swearingen of record in Instrument #20060925-0118745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **476 Manley Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 16th day of April, 2007.

Eugene Beck Jr

Eugene Beck, Jr.

Norma Beck

Norma Beck

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eugene Beck, Jr. and wife, Norma Beck,** the bargainor(s) 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 Brentwood, Tennessee on this **16th** day of **April, 2007.**

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2011