PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/18/07 11:02 3 pgs
Fees:18.00 Taxes:851.00
20070618-0072469

W & I Ref:(___gj____) Title No: 48683
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
J. Kelvin Pennington 965 Davidson Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11502001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Lysle Becker, Rebecca B. Sweet and Linda Becker, Trustees of The Becker Trust u/a/d June 22, 1994**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Kelvin Pennington** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Glennwood of record in Book 2854, page 17, Register's Office for said County.

Said Lot No. 8 fronts 145.2 feet on the broken westerly margin of Willanne Drive, now known as Davidson Drive and extends back 220.7 feet on the northerly line and 236.3 feet on the southerly line to a dead line in the rear, measuring 206.2 feet thereon.

Being the same property conveyed to Otto Frederick Becker and wife, Shirley T. Becker by deed from W. W. Glenn and wife, Lois C. Glenn of record in Book 3917, page 784, Register's Office for Davidson County, Tennessee. Otto Frederick Becker has since died leaving Shirley T. Becker as surviving tenant by the entireties. By Quitclaim Deed of record in Instrument No.: 20070618 00 72468 , Register's Office for Davidson County, Tennessee, Shirley T. Becker conveyed all of her interest to Robert Lysle Becker, Rebecca B. Sweet and Linda Becker, Trustees of The Becker Trust u/a/d June 22, 1994.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2854 Page 17, said Register's Office, which Plan shows a 40 foot minimum building setback line from Willanne Drive now known as Davidson Drive and a 10 foot easement for public utility purposes along the rear and northerly side line(s).

This is improved property, known as: 965 Davidson Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2007.

Robert Lysle Becker - Trustee

Robert Lysle Becker, Trustee of The Becker Trust u/a/d June 22, 1994

Rebecca B. Sweet - Trustee

Rebecca B. Sweet, Trustee of The Becker Trust u/a/d June 22, 1994

Linda Becker, Trustee

Linda Becker, Trustee of The Becker Trust u/a/d June 22, 1994

State of TENNESSEE

County of DAVIDSON

On this 25th day of May, 2007 , before me the undersigned authority, personally appeared **Robert Lysle Becker, Trustee of The Becker Trust u/a/d June 22, 1994,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

On this 25th day of May, 2007 , before me the undersigned authority, personally appeared **Rebecca B. Sweet, Trustee of The Becker Trust u/a/d June 22, 1994,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of ~~CALIFORNIA~~ TENNESSEE

County of Davidson

On this 25th day of May, 2007 , before me the undersigned authority, personally appeared **Linda Becker, Trustee of The Becker Trust u/a/d June 22, 1994,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn and subscribed before me this the 31st day of May, 2007

Notary Public

My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007