THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26723-06-2007** **Record & Return To:** **Overland Title** **106 Mission Court, Suite 1002** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $512,500.00. Affiant Subscribed and sworn to before me this 16th day of July, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Bruce A. Beck, M. Joy Beck 5531 Hillview Drive Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 159020083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard R. Dodd and wife, Dana S. Dodd,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce A. Beck and M. Joy Beck, Husband and Wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 5451 Granny White Pike, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of July, 2007.

Richard R. Dodd

Dana S. Dodd

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard R. Dodd and Dana S. Dodd,** 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, at office, this 16th day of July, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/18/07 11:07 2 pgs
Fees:13.00 Taxes:1896.25

20070718-0085413

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Miller Subdivision as of record in Instrument No. 20040226-0021810, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard R. Dodd and wife, Dana S. Dodd by deed dated March 31, 2004 from Carroll W. Miller, unmarried of record in Instrument No. 20040402-0037228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7825, page 40, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20040226-0021810, Register's Office for Davidson County, Tennessee.