Davidson County DEEDWARR
Recvd: 07/20/07 15:02 2 pgs
Fees:13.00 Taxes:1091.50

20070720-0086739

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $295,000.00

Affiant

Subscribed and sworn to before me
This 13 day of July, 2007

Notary exp: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:
408 Chesterfield Ave
Nashville Tn 37212

Send tax bills to:
New Owner

Map & Parcel:
104-10/124

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Dorothy B. Beck**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mader Investment, LLC** 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, Tennessee, being Lot No. 186 on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as Follows:

Beginning on the northeasterly margin of Chesterfield Avenue, at a point 210 feet northwest of the northwesterly margin of Overlook, formerly Hillside Drive, being the corner of Lots Nos. 185 and 186; thence with said Avenue, northwestwardly 94 feet to the corner of Lots Nos. 126 and 186; thence with the line between said two lots, northeastwardly 210 feet to the southerly margin of an alley; thence crossing said alley northwardly 10 feet more or less to the southeast corner of Lot No. 192 in the southwesterly line of Lot No. 188; thence with the southwesterly line of Lots Nos. 188 and 187, southeastwardly 147.5 feet to the corner of Lots Nos. 185 and 186; thence with the line between said two lots, southwestwardly 182.75 feet to the beginning.

Being the same property conveyed to Dorothy B. Beck by Warranty Deed from Sandor Mandel and wife, Rita W. Mandel dated May 26, 1969 and filed for record in book 4336, page 571, Register's Office for Davidson County Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all restrictive covenants, zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **408 Chesterfield Ave Nashville Tn 37212**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 12th day of July, 2007.

Dorothy B Beck by Mary B Wilson, her Attorney in Fact

Dorothy B. Beck by Mary B. Wilson, her Attorney in Fact

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 Mary B. Wilson, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Dorothy B. Beck, and acknowledged that she executed the same as the free act and deed of the said Dorothy B. Beck, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Dorothy B. Beck, and appearing of record as Instrument No. 20060207-0015353, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 12 day of July, 2007

Notary Public

Commission expires: Oct 20, 2010

NATALIE G. DRAPAC
NOTARY PUBLIC
STATE OF ILLINOIS
COMMISSION NO: 662184
MY COMMISSION EXPIRES OCTOBER 20, 2010