Davidson County DEEDWARR
Recvd: 10/18/07 15:46 2 pgs
Fees:13.00 Taxes:296.00

20071018-0123849

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is EIGHTY THOUSAND ($80,000.00) Dollars.

AFFIANT

Subscribed and sworn to before me, this ~~10TH~~ 18th day of October, 2007.

Notary Public

My Commission Expires: 1-3-2011

LONNA J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. Jan. 3, 2011

ADDRESS NEW OWNERS:
Robert B. Beck and Martha Lu Beck
4205 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:
Same

MAP AND PARCEL: 144-019.00
PARCEL: 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Thousand ($80,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maxey R. Starks, divorced and unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert B. Beck and Martha Lu Beck, 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 10th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of K.J. Morris Lands, of record in Plat Book 57, Page 49, Register's Office for Davidson County, Tennessee, more particular described according to a boundary survey of Richard B. Omohundro, Surveyor, dated February 10, 1960, as Tract III, as follows:

Beginning at an iron pin in the south margin of Old Hickory Boulevard. the northeast corner of the property conveyed to Duke Ray, et ux, by deed from Gulf Oil Corporation, of record in Book 2923, Page 271, said Register's Office; thence South 15 deg. 25' West 157.54 feet to an iron pin; thence South 80 deg. 14 East 65 feet to an iron pin; thence North 16 deg. 14 East 145.2 feet to an iron pin in the south margin of Old Hickory Boulevard; thence with the margin of the same, northeastwardly 65 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PROPERTY conveyed to Metropolitan Government of Nashville and Davidson County by Larry E. Wilkinson and wife, Sandra J. Wilkinson, By instrument of record in Book 4847, page 537, said Register's Office, as follows:

Being a part of Lot No. 3 on the Plans of the Division of the K.J. Morris Lands, of record in Plat Book 57, Page 49, described as follows:

Beginning at the point of intersection of the south margin of Old Hickory Boulevard and

the west boundary of the Larry E. Miller property; thence along the said west boundary southwardly 5 feet, more or less, to a point; thence along the meander of the slope westwardly 66 feet to a point; thence northwardly 5 feet, more or less, to a point in the said south margin; thence along the said south margin eastwardly 65 feet to a point of beginning and containing 295 square feet.

Being the same property conveyed to MAXEY R. STARKS AND WIFE, LILLIAN C. STARKS, by deed from CHARLES L. STARKS AND WIFE DINA D. STARKS, by Final Decree of Divorce of record as Instrument No. 20070116-0006391, dated December 22, 2006, Said Register's Office.

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 I, Maxey R. Starks, divorced and unmarried, do covenant with the said Grantees that I 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 I do further covenant and bind myself, my 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, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of October, 2007.

GRANTOR, MAXEY R. STARKS

GRANTEE, ROBERT B. BECK

GRANTEE, MARTHA LU BECK

STATE OF FLORIDA,)
COUNTY OF MARION)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grantor, Maxey R. Starks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at OCALA, Florida, this the 17th day of October, 2007.

NOTARY PUBLIC

BRENDA SUE HAYNES
Notary Public - State of Florida
My Commission Expires May 15, 2011
Commission # DD 673423
Bonded Through National Notary Assn.

My Commission Expires: MAY 15, 2011

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