	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL 2008. Notary Public Regina E Johnson MY COMMISSION EXPIRES: 5/24/2008 (AFFIX SEAL)

REGINA E. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, 7348 Charlotte Pike, Suite B, Nashville, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Elton DeMoss	**New owner** **Leo Elton DeMoss**	**91-06-0-289.00**
(NAME) **5611 Tennessee Ave**	**7111 Charlotte Pike**	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37209**	Davidson County DEEDWARR Recvd: 05/02/08 15:12 2 pgs Fees:13.00 Taxes:148.00 20080502-0045490
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Randy D. Beckham, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leo Elton DeMoss, 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:
5611 Tennessee Ave, Nashville, TN 37209

Situated in Davidson County, Tennessee and being more particularly described as follows:

Being Lots Nos. 1518 and 1520 of Block No. 202 on the Map showing Extension of Plan no. 1 West Nashville, as of record in Book 57, Page 173, Register's Office for said County.

Said Lots Nos. 1518 and 1520 front together 50 feet on the southerly side of Tennessee Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Randy D. Beckham by deed from James M. Beckham dated 8/8/2003 and filed for record on 8/8/2003 in Instrument Number 20030808-0113596, Register's Office for Davidson County.
And rerecorded to add wife Debbie Lynn Beckham to derivation clause, dated 4/29/2008 and filed for record on 5\2\08, in Instrument Number 20080502-0045489, Register's Office for Davidson County Tennessee.

Unimproved ☐

This is improved ☒ property, known as **5611 Tennessee Ave, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 29th day of April 2008.

Randy Dwayne Beckham

Randy Dwayne Beckham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Randy Dwayne Beckham, unmarried** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the person who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal this 29th day of April 2008.

My Commission Expires: 5/24/2008

Regina E. Johnson

Notary Public
Regina E. Johnson

