Davidson County DEEDWARR
Recvd: 05/16/08 09:45 2 pgs
Fees:13.00 Taxes:420.69
20080516-0050390

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 6404-M2

ADDRESS NEW OWNER:
Cole Allen Beck
1900 Richard Jones Road, Unit M-2
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

CASH

MAP **117-15**
GROUP **A**
PARCEL **142.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James E. Freeman** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Cole Allen Beck (a 2/3 undivided interest), and Ken Allen Beck and wife, Wendy Lee Beck (a 1/3 undivided interest),** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

The following real estate in Davidson County, Tennessee, more particularly **described as follows, to-wit:**

Parcel No. 142, being Unit No. M-2 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to James E. Freeman by deed from Ervin M. Entrekin, Trustee dated October 2, 1978, of record in Book 5350, page 690, Register's Office for Davidson County, Tennessee.

This is improved property known as 1900 Richard Jones Road, Unit M-2, Nashville, Tennessee 37215. Possession is to be given on May 14, 2008.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 14th day of May, 2008.

James E. Freeman

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James E. Freeman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 4.25.12

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $113,700.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 4.25.12

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE