Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Debra F. Martin
808 Beazer Lane
Antioch, TN 37013

Map and Parcel: 163-11-0C0-60.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **CARL R. BECK and GLORIA S. BECK, Trustees of the Beck Family Revocable Living Trust,** has this day bargained and sold and does hereby transfer and convey unto, **Debra F. Martin, unmarried**, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING all of Lot No. 60, on the plan of Revised Bell Forge Village III, Section V, according to plat and survey appearing of record in Plat Book 6900, page 632, corrected in Plat Book 7524, page 552, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Carl R. Beck and Gloria S. Beck, Trustees of the Beck Family Revocable Living Trust, by deed from Carl R. Beck and Gloria S. Beck, husband and wife, dated February 15, 2006, appearing of record in Instrument Number 20060215-0018159, Further Sources of Title of record in Record Book 7635, page 149, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to declaration of Covenants, Restrictions and Conditions contained in instrument of record in Record Book 7461, page 530, Amended of record in Record Book 7464, page 967, in Record Book 7508, page 659, and in Instrument Number 20010627-0068130; Master Deed and By-Laws of record in Record Book 7461, page 530, Amended of record in Record Book 7464, page 967, in Record Book 7508, page 659, in Instrument Number 20010627-0068130, Amended of record in Record Book 11348, page 899, in Instrument Number 20010627-0068129, and in Instrument Number 20050810-0094532; Charter for Bell Forge Village Homeowners' Association, Phase III, of record in Record Book 8154, page 962; Quitclaim Deed to Homeowners' Association recorded in Record Book 7461, page 565, and in Record Book 7552, page 83; and to any and all matters shown on said plat and survey of record in Plat Book 6900, page 632, Corrected of record in Plat Book 7524, page 552, all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

Davidson County DEEDWARR
Recvd: 08/04/08 10:12 3 pgs
Fees:18.00 Taxes:506.90
20080804-0079809

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **DEBRA F. MARTIN, unmarried,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2008 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of July, 2008.

Carl R. Beck, Trustee of the Beck Family Revocable Living Trust

Gloria S. Beck, Trustee of the Beck Family Revocable Living Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Carl R. Beck and Gloria S. Beck, Trustees of the Beck Family Revocable Living Trust,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (**WARRANTY DEED**) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 31st day of July, 2008.

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 6-21-09

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~)
Williamson

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sherman R. Peace
AFFIANT

SWORN to and subscribed before me,
this the 31st day of July, 2008.

Ann M. Ledet
NOTARY PUBLIC
My Commission Expires: 7/01/09

