STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$107,500.00** (One Hundred Seven Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 13th day of August, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN (NOTARY SEAL)

My Commission Expires JUNE 5, 2011

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

Davidson County DEEDWARR
Recvd: 08/25/08 10:03 2 pgs
Fees:13.00 Taxes:397.75

20080825-0087004

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Donald L, Beck, Jr.<br>917 Cayce Drive<br>Madison,TN 37115 | First Tennessee Home Loans, a division of<br>First Tennessee Bank National Association<br>1555 W. Walnut Hill Lane, Suite 200<br>Irving, TX 75038 | 051-03-0-160.00 |

# WARRANTY DEED

FOR AND IN 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/WE, **REBECCA RAMSAY, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DONALD L, BECK, JR., UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 43, on the Plan of Stratton Heights, as shown on plat of record in Plat Book 1835, page 13, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 80 feet on the easterly side of Cayce Drive and runs back 178.6 feet on the northerly line and 161.8 feet on the southerly line to a dead line measuring 55 feet thereon.

Being the same property conveyed to Rebecca Ramsay, unmarried in Instrument No. 20080107-0001464, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | (X) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**917 CAYCE DRIVE**<br>**MADISON,TN37115** |
|---|---|---|

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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,** this 13th day of August, 2008

Rebecca Ramsay

**Rebecca Ramsay**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 13th day of August, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rebecca Ramsay** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of August, 2008.

Notary Public

Commission Expires: _____




My Commission Expires JUNE 5, 2011