This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P08-1266-D

Davidson County DEEDWARR
Recvd: 09/02/08 08:23 2 pgs
Fees:13.00 Taxes:203.50
20080902-0089187

WARRANTY DEED

Address of New Owners:
Mr. Robert Thomas
4430 Heath Rd.
Nashville, TN 37221

Send Tax Bills To:
New Owners

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 Dwayne Beckham, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Robert Thomas, 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of T.M. Nall's Subdivision, of lots in the B.F. Cockrill Farm, as of record in Book 421, Page 63, in the Register's Office for said County. Said Lot No. 57 fronts 200 feet on the Southerly side of Deal Avenue and runs back between parallel lines 185 feet to a dead line.

Being the same property conveyed to Randy Dwayne Beckham by deed from Jean C. Heath, dated April 28, 1978 and of record in Book 5279, Page 622, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Deal Avenue.

This conveyance is subject to restrictions of record in Book 1198, Page 216 and Book 1391, Page 4, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Book 421, Page 63, in the Register's Office of Davidson County, Tennessee.

This is (X) Unimproved ( ) Improved property known as 5923 Deal Avenue, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2008 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this the 28th day of August, 2008.

Randy Dwayne Beckham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Dwayne Beckham, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2008.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2008.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 8, 2012

Map: 91-09-O
Parcel: 169.00