Davidson County DEEDWARR
Recvd: 10/31/08 09:30 2 pgs
Fees:13.00 Taxes:946.28
20081031-0108570

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $235,950.00. Affiant Subscribed and sworn to before me on this 7th day of October, 2008. Notary Public MY COMMISSION EXPIRES: 7-25-2012

LAURA JANE SHORT
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Beck	Same	
(NAME)	(NAME)	
1827 Old Murfreesboro Pike		Map and Parcel MAP 135 PARCEL 94
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt and sufficiency of which are hereby acknowledged, Cherylanne Gober, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James H. Beck, unmarried man, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described in part according to a survey made by E.J. Wilkinson, Surveyed, not dated, as follows:

Beginning at a point in the center of Murfreesboro Pike at the east corner of the property conveyed to Robert N. Crowell and wife, by deed from William W. Moore and wife, as of record in Book 2907, Page 247, Register's Office for said county; thence with said Crowell's Southeasterly line south 35 degrees 40' west 205 feet to said Crowell's south 54 degrees 20' east 110 feet, more or less, to P.M. Matlocks' northwesterly line; thence with P.M. Matlock's northwesterly line north 35 degrees 40' east 205 feet to the center of Murfreesboro Pike; thence with the center of Murfreesboro Pike north 54 degrees 20' west 110 feet, more or less to the beginning.

BEING THE SAME PROPERTY CONVEYED TO CHERYLANNE GOBER BY DEED FROM PHILLIP M.KLEINSMITH, TRUSTEE OF RECORD IN INSTRUMENT #200309110133585, REGISTER"S OFFICE FOR SAID COUNTY.

This is improved property known as 1827 Old Murfreesboro Pike, Nashville, TN 37217

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of October, 2008.

Cherylanne Gober

STATE OF TENNESSEE
COUNTY OF Williamson

I, Laura Shaun, a Notary Public of the County and State aforementioned, do hereby certify that Cherylanne Gober personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of October, 2008.

Notary Public

My Commission Expires: 7-25-2012

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012