This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $630,000.00

Affiant

Subscribed and sworn before me this the 21st day of November, 2008.

Notary Public
My commission expires: 3-27-11

LAURA W. DU
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO

Davidson County DEEDWARR
Recvd: 12/09/08 10:31 2 pgs
Fees:13.00 Taxes:2331.00
20081209-0118751

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher P. Toft 2011 Sweetbriar Ave. Nashville, TN 37212	SunTrust Mortgage, Inc. 1001 Semmes Ave. Richmond, VA 23224	117-3-25

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael T. Beckham, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher P. Toft and wife, Nicole D. Toft, as tenants by the entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 and the westerly 1-1/2 feet of Lot. No. 22 on the Plan of the re-subdivision of T.W. Crutcher and Company's subdivision of the Hostettler property, of record in Book 843, page 71, register's Office for Davidson County, Tennessee, described together as follows: BEGINNING in the southerly margin of Sweetbrier Avenue at a point 500 feet East of the easterly margin of 21st Avenue South, formerly the Hillsboro Road, said point being the corner of Lots Nos. 20 and 21; thence with the line between said two lots, southwardly 142-½ feet; thence eastwardly 50- ½ feet; thence southwardly 17 feet to the northwardly 160 feet to the southerly margin of Sweetbrier Avenue; thence with said avenue, westwardly 6-1/2 feet to the beginning.

Being the same property conveyed to Michael T. Beckham and wife, Jill T. Beckham, from T. Eric Holcomb and Tim Hill, joint tenants with rights of survivorship, by Warranty Deed of record in Instrument No. 20060906-0110153, dated September 6, 2006, Register's Office.

Being the same property conveyed to Michael T. Beckham from Jill T. Beckham by Quit Claim Deed of record in Instrument No. 20080205-0012165, dated February 5, 2008, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2011 Sweetbriar Ave., Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 21st day of November, 2008.

Michael T. Beckham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael T. Beckham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2008.

My commission expires: 09/25/10

Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

Notary Public