Davidson County DEEDWARR
Recvd: 12/09/08 14:48 2 pgs
Fees:13.00 Taxes:314.13

20081209-0118907

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/3/11-2

(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

G-RM-08-108

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonja R. Key	Realty Mortgage Corporation	
108 Lane Wood Court	7000 Executive Center Drive #200	
Nashville, TN 37211	Brentwood, TN 37027	147-8-215.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BCM REAL ESTATE SERVICES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONJA R. KEY, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 40, BEVERLY HEIGHTS, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 263, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BCM REAL ESTATE SERVICES, LLC BY QUITCLAIM DEED FROM MELBURN W. BEECH, RECORDED ON THE 22ND DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050222-0018856, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 108 Lane Wood Court, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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/our hand(s) this 26th day of November, 2008.

BCM Real Estate Services, LLC, a Tennessee Limited Liability Company

By: Melburn Beech
Melburn Beech, Chief Manager and Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of November, 2008, before me personally appeared Melburn Beech, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager and Member of BCM Real Estate Services, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager and Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of November, 2008.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFFERTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903