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Davidson County DEEDWARR
Recvd: 12/18/08 10:25 2 pgs
Fees:13.00 Taxes:155.40

20081218-0121084

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $42,000.00

Rochelle Caudill
Affiant

Subscribed and sworn to before me, this 15th day of December, 2008.

Diane K. Mann
Notary Public
My commission expires: 2/22/09

03-0812-35720

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roy E. Beeler 6212 Robertson Ave. Nashville, TN 37209	New Owner	090-08-0 172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Reba Darlene Velasquez, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roy E. Beeler and wife, Jean E. Beeler, hereinafter called the Grantees, their successors 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. 9 on the Plan of Gailey Wood Subdivision, of record in Book 2663, Page 123, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hardy Orman and wife, Clara Orman by deed from Administrator of Veteran's Affairs, an Office of The United States of America, dated August 27, 1974, recorded August 30, 1974, of record in Book 4848, Page 282, Register's Office for Davidson County, Tennessee. Hardy Orman and Clara Orman having since died; Hardy Orman having predeceased Clara Orman. By will of Clara Bell Orman, Docket #07P1001, Office of the Davidson County Probate Court Clerk, subject property was vested in Reba Darlene Velasquez, Executrix with full power to sell without the joinder of any party. Being further conveyed to Reba Darlene Velasquez by Executrix's Quitclaim Deed dated April 28, 2008, recorded May 21, 2008, of record in Instrument No. 20080521-0052241, Register's Office for Davidson County, Tennessee. Clara Orman and Clara Bell Orman having been one and the same person.

Subject property is not the usual residence of the grantor herein, nor any spouse or assigins.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6312 Robertson Avenue, Nashville, TN 37209

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of December, 2008.

Reba Darlene Velasquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reba Darlene Velasquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of December, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

