BILL GARRETT, Davidson County
Trans:T20090031466 DEEDWARR
Recvd: 05/12/09 14:06 2 pgs
Fees:13.00 Taxes:523.18
20090512-0043728

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Elizabeth A. Beeching & Richard Gossett
4308 Saunders Ave.
Nashville, TN 37216

SEND TAX BILL TO:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

TAX ID 061-06-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **William Swoner and Brian Faircloth,** has this day bargained and sold, and does hereby transfer and convey unto **Elizabeth A. Beeching and Richard Gossett,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

R. ****

****Joint Tenants with Right of Survivorship , both unmarried
LAND in Davidson County, Tennessee, being Lot No. 135 on the Plan of Gra-Mar Acres, Section 1, as shown on plat of record in Plat Book 2133, Page 27, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William Swoner and Brian Faircloth by Deed of record in Instrument No. 20080825-0087126, recorded 8/25/2008, Register's Office for Davidson County, TN .Being the same property conveyed to Betty E. Peccin (a 1/6th interest), Martha L. Barnes (a 1/6th) interest, Douglas Ray Old (a 1/6th interest), Robert H. Old (a 1/6th interest), F. Christine Smith (a 1/6th interest), Tommy Old (a 1/24th interest), Robert Old (a 1/24th interest), Danny Old (a 1/24th interest), and Christopher Old (a 1/24th interest), as tenants in common by deed from Nola L.Knopp (reserving a life estate), of record in Instrument No. 20051214-0150264, Register's Office, Davidson County, Tennessee. The said Nola L. Knopp died on March 30, 2008.

This is improved property known as **4308 Saunders Ave. Nashville, TN 37216.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 2133, page 27, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of May, 2009

William Swoner

William Swoner

Brian O'Neal Faircloth by William Raymond Swoner Attorney in Fact

Brian Faircloth by William Raymond Swoner, recorded in Instrument No. 20090416-0034578, Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **William Swoner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of May, 2009.

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: _____

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 Raymond William Swoner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in behalf of Brian Faircloth and acknowledged that he executed the same as the free act and deed.

Witness my hand and official seal at office this the 1st day of May, 2009.

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $141,400.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of May, 2009.

NOTARY PUBLIC

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-10