Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09060027

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Mae Ellis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7 DAY OF July, 2009.

NOTARY PUBLIC

My Commission expires: 10/20/10

Lyle L. Beckjordan and Bonnie B. Beckjordan, Husband and Wife

Address of New Owner	Send Tax Bills To:	Tax Information:
Charles Huddleston 4608 Ashland City Hwy Nashville, TN 37218	Same	070-13-0-133

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lyle L. Beckjordan and Bonnie B. Beckjordan, Husband and Wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Charles Huddleston,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being part of Lot 13 on the Map of Haley's Subdivision of a Part of Block 5 of the G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, and being known as all of Lot 13-A and the south part of Lot 13 on the Map of Haley's Subdivision, not of record, described according to a copy of a survey made by Geo. H. Watkins, Surveyor, on May 24, 1950, as follows; Beginning at a point in the northeasterly margin of River Drive, being the most westerly corner of Lot 14 on said recorded plan; thence along the westerly line of Lots 14, 15 and 16, north 28 deg. east 285 feet to a point; thence northwesterly 73 ½ feet to a point; thence southwesterly 270 feet more or less to the northeasterly margin of River Drive; thence with the margin of the same, southeasterly around a slight curve 94 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20090047090 DEEDWARR
Recvd: 07/14/09 08:50 3 pgs
Fees:18.00 Taxes:214.60
20090714-0065566

Being the same property conveyed to Lyle L. Beckjordan and wife, Bonnie B. Beckjordan by deed from Joseph Francis Wigger and wife, Rhonda Renee Wigger dated 12/15/1993 at Book 9213, page 599, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
3010 River Drive, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2009 Taxes have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat Book 547, page 155, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description

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, his heirs and assigns, forever. We do covenant with said Grantee that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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.

IN WITNESS WHEREOF, **Lyle L. Beckjordan and Bonnie B. Beckjordan,** have caused this instrument to be executed, this the 7th day of July, 2009.

X Lyle L. Beckjordan

Lyle L. Beckjordan

X Bonnie B. Beckjordan

Bonnie B. Beckjordan

STATE OF Ohio
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lyle L. Beckjordan and Bonnie B. Beckjordan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 7th day of July, 2009.

My commission Expires: July 30 2013

NOTARY PUBLIC

Marie - Hélène Walls
NOTARY PUBLIC
In and for the State of OHIO
My Commission Expires
July 30, 2013