RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-0907100657

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 31st day of JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. BRETT BEAVERS 1005 NORFLEET DRIVE NASHVILLE, TN 37220	SAME	145-12-0-025.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANNIE ROBOFF, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

S. BRETT BEAVERS AND WIFE, ELIZABETH G. BEAVERS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15 on the Plan of Lakeview Manor, of record in Plat Book 2133, pages 39 through 41, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Annie Roboff, a single person, by Warranty Deed from Richard A. Clark and wife, Lark Zonka, dated 5-14-99 and recorded 5-18-99 in Book 11482, page 943, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the 2009 taxes, prorated and assumed by the Grantees, all matters as set out on the plan of record in Book 2133, pages 39-41; an easement for sanitary sewers and/or storm drainage as set out in Book 7946, page 872, said Register's Office

This is improved (X) property known as **1005 NORFLEET DRIVE, NASHVILLE, TN 37220**
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 and assigns forever, and we do covenant with the said GRANTEES 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 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 our hands this 31st day of JULY, 2009.

ANNIE ROBOFF

BILL GARRETT, Davidson County
Trans: T20090052357 DEEDWARR
Recvd: 08/03/09 13:41 2 pgs
Fees: 13.00 Taxes: 2775.00
20090803-0072457

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On July 31, 2009 before me, Aydan Mirza, Notary Public
(insert name and title of the officer)

personally appeared Annie Roboff,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/her/their authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AYDAN MIRZA
Commission # 1712213
Notary Public - California
Los Angeles County
My Comm. Expires Dec 22, 2010

Signature _____ (Seal)