(1)

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $171,000.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2009.

Notary Public
My commission expires:

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 290
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

06-0908-73630

Address of New Owner:	Send Tax Bills to:	Tax Information
Meredith J. Beckley 525 Granwood Blvd. Old Hickory TN 37138	New Owner	063-16-0-B-126.00

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, Michael R. Davis, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Meredith J. Beckley, unmarried, 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. 208, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Pages 550, 551, and 552, as corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Davis and wife, Terry S. Davis by deed from Fox Ridge Homes, Inc., dated July 28, 1994, recorded August 16, 1994, of record in Book 9437, Page 521, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael R. Davis and Terry S. Davis, Trustees or their successors in trust under the Michael R. Davis and Terry S. Davis Caring Trust dated the 23rd day of October, 1997 by Quitclaim Deed from Michael R. Davis and wife, Terry S. Davis, dated October 23, 1997, recorded October 27, 1997, of record in Book 10659, Page 935, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael R. Davis and Terry S. Davis by Quitclaim Deed from Michael R. Davis and Terry S. Davis, individually and as Trustees of the Michael R. Davis and Terry S. Davis Caring Trust, dated May 13, 2004, recorded May 27, 2004, of record in Instrument No. 20040527-0062576, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael R. Davis by Quitclaim Deed from Terry S. Davis, dated May 13, 2004, recorded May 27, 2004, of record in Instrument No. 20040527-0062577, Register's Office for Davidson County, Tennessee.

Pamela Conner-Davis, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

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 525 Granwood Blvd., Old Hickory, TN 37138

BILL GARRETT, Davidson County
Trans:T20090060413 DEEDWARR
Recvd: 09/02/09 14:03 2 pgs
Fees:13.00 Taxes:632.70

20090902-0082611

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 28th day of August, 2009.

Michael R. Davis

Pamela Conner-Davis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael R. Davis and Pam Conner-Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of August, 2009.

Notary Public

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12