PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20090075667 DEEDWARR

Recvd: 11/05/09 14:14 2 pgs

Fees:13.00 Taxes:1547.53

20091105-0102514

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50242

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew D. Beckler Michelle D. Beckler 4301 Colorado Ave Nashville, Tennessee 37209	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 10304047500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$418,250.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Justin W. Rogers, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew D. Beckler and spouse, Michelle D. Beckler** hereinafter called the **Grantee**, Grantee's 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 Lot No. 2 on the Plan of Resubdivision of Lot 29 West End Annex of record in Doc. No. 20090609-0053551, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin W. Rogers by warranty deed from Charles F. Caudell, III and Jeffrey C. Maddox and James C. Woodard, II, dated June 19, 2009 and recorded on June 24, 2009 of record in Doc. No. 20090624-0058594, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20090609-0053551 said Register's Office, which Plan shows a minimum building setback line and a easement to which Plan reference is hereby made for a more complete description. Encroachment to Easement of record in Doc. No. 20090529-0049279, said Register's Office.

This is improved property, known as: 4301 Colorado Avenue, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of November, 2009.

Justin W. Rogers

State of TENNESSEE
County of DAVIDSON

On this 2nd day of November, 2009 , before me the undersigned authority, personally appeared Justin W. Rogers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $418,250.00

Affiant

Sworn and subscribed before me this the 2nd day of November, 2009

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public