*Return to: Box 10-B
Cohen & Cohen

Name and Address New Owner:
Becklea, GP
5543 Edmondson Pike, # 140
Nashville, TN 37211

Send Tax Bills to:
Same as New Owner

BILL GARRETT, Davidson County
Trans:T20100001123 DEEDWARR
Recvd: 01/06/10 14:44 2 pgs
Fees:13.00 Taxes:185.00
20100106-0001298

Tax ID No.
072 04 0 311

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and no/100---------Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Aubrey Hiam as** Grantor have bargained and sold and by these presents do hereby transfer and convey unto **Becklea, GP,** hereinafter called the Grantee, its successors and assigns, that certain land located in **Davidson** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of Land together with all and singular easements, appurtenances, hereditaments, estate, title and interest thereto belonging or in anywise appertaining, to the said Grantee, its successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE IS MADE subject to property taxes for 2010 and subsequent years, and further subject to notes, easements, building setback lines, etc. if any, as may be set forth on the Plan of Country Club Estates, Block C, of record in Plat Book 843 Page 95 in the Register's Office for Davidson County, Tennessee,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 6th day of January, 2010.

Aubrey Hiam, Grantor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, Aubrey Hiam, the bargainor, to me known (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official at Madison, Tennessee, this the 6th day of January, 2010.

SEAL: DIANE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/20/10

Diane L. Gregory
Notary Public

State of Tennessee
County of Davidson

The actual consideration for this transfer or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me
This the 6th day of January, 2010.

Notary Public

My commission expires: August 23, 2011

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Exhibit "A"

Land in **Davidson** County, Tennessee, being Lot No. 27 on the Plan of Country Club Estates, Block C, a plat of which is of record in Plat Book 843, Page 95 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Aubrey Hiam by Trustee's Deed executed by Shellie Wallace, Successor Trustee, which deed is dated December 22, 2009 and recorded December 28, 2009 as Instrument No.20091228-0117150 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1433 McAlpine Avenue, Nashville, TN 37216.

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115