BILL GARRETT, Davidson County
Trans:T20100023096 DEEDWARR
Recvd: 04/19/10 14:57 2 pgs
Fees:13.00 Taxes:166.50

20100419-0029383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Dorothy Hayes

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2010.

NOTARY PUBLIC

My Commission Expires: 7-10-2014

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dorothy Hayes 555 North Dupont Avenue Apt. B-40 Madison, TN 37115	Dorothy Hayes 555 North Dupont Avenue Apt. B-40 Madison, TN 37115	043-10-0A-043.00-CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT B. BECK AND WIFE, MARTHA LU BECK

hereinafter called the GRANTORS, have bargained and sold, and be these presents do transfer and convey unto

DOROTHY HAYES

hereinafter called the GRANTEES, their 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 Unit No. B-305, as shown on the map entitled Madison Park Condominiums, 555 Dupont Avenue, of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert B. Beck and wife, Martha Lu Beck, by deed from Jean A. Bowman, unmarried, of record in Book 7404, page 5, Register's Office for Davidson County, Tennessee.

This improved property is known as 555 North Dupont Avenue, Apt. B-40, Madison, TN 37115

This conveyance is subject to the following:

1) 2010 County property taxes to be paid by Grantee.
2) Matters shown on the Plat of record in Plat Book 5200, pages 179-182, said Register's Office.
3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5642, page 614 and amended in Book 5608, page 551 and Book 8014, page 416, said Register's Office.
4) Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 16th day of April, 2010.

ROBERT B. BECK

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert B. Beck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2010.

Notary Public

My Commission Expires: 1-16-2014

MARTHA LU BECK

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha Lu Beck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2010.

Notary Public

My Commission Expires: 1-16-2014