OLD REPUBLIC
National Title Insurance Company 201
Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,150.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2010.

NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

BILL GARRETT, Davidson County
Trans: T20100025464 DEEDWARR
Recvd: 04/28/10 16:03 3 pgs
Fees: 18.00 Taxes: 118.96

20100428-0032423

THIS INSTRUMENT PREPARED BY R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011		
NAME & ADDRESS OF PROPERTY OWNER: ROBERT B. BECK	SEND TAX BILLS TO: Same	MAP – PARCEL 071*08-0-100
4205 GALLATIN ROAD		
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARK A. JOHNSON AND WIFE, SUSAN K. JOHNSON, A ½ UNDIVIDED INTEREST, AND SUSAN K. JOHNSON A ½ UNDIVIDED INTEREST

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

ROBERT B. BECK AND WIFE, MARTHA CONE BECK

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 Lot No. 201 as shown on the Map entitled Joywood Heights, Section I, of record in Plat Book 1130, page 91, 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 Mark A. Johnson and wife, Susan K. Johnson, a l/2 undivided interest, and Mike A. Johnson, a l/2 undivided interest, by deed of record in Book 5890, page 223, said Register's Office. The said Mike A. Johnson having since died, and his l/2 interest conveyed to Susan K. Johnson, by deed of record in Book 8843, page 684, said Register's Office.

This conveyance is made subject to the following:

1. **Davidson County taxes for 2010, which have been prorated and assumed by the Grantee.**
2. **Matters shown on the Plan of record in Book 1130, page 91, said Register's Office.**
3. **Restrictive Covenants of record in Book 1373, page 98, said Register's Office.**

This is improved property known 419 East Trinity Lane, Nashville, TN 37207

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 27th day of April, 2010.

MARK A. JOHNSON

SUSAN K. JOHNSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARK A. JOHNSON AND SUSAN K. JOHNSON the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of April, 2010.

Jo Ann Smith
Notary Public

My Commission Expires: 5-22-2010

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010