BILL GARRETT, Davidson County
Trans:T20100029255 DEEDWARR
Recvd: 05/14/10 15:30 2 pgs
Fees:13.00 Taxes:74.00
20100514-0037462

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me, this 13th day of May, 2010.

DONNA J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. Jan. 13 2011

My Commission Expires: 1-13-2011

Notary Public

This Instrument Prepared By: Beck & Beck, 4205 Gallatin Road, Nashville, TN 37216

ADDRESS NEW OWNERS:
Carson W. (Bill) Beck
4205 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:
OWNER

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP: 50-2
GROUP:
PARCEL: 73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Thousand ($20,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LYNDON R. BATES, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CARSON W. (BILL) BECK, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 65 on the Plan of Section III, Willow Creek, of record in Plat Book 5200, Page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to Lyndon R. Bates, married, by Deed from Regency Savings Bank, F.S.B., of record as Book 11553, Page 88, dated June 29, 1999, said Register's Office. Further conveyed to Lyndon R. Bated by Quitclaim Deed of as Instrument No. 20020506-0055341, dated April 30, 2002, said Register's Office.

This is improved property known as 3413 and 3415 Meadow Court, Nashville, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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**, his heirs and assigns, forever; and I, LYNDON R. BATES do covenant with the said Grantee that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of May, 2010.

LYNDON R. BATES, GRANTOR

CARSON W. (BILL) BECK, GRANTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grantor, Lyndon R. Bates, and the Grantee, Carson W. (Bill) Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of May, 2010.

NOTARY PUBLIC

My Commission Expires: 1-3-2011

DONNA J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. Jan. 3, 2011