BILL GARRETT, Davidson County
Trans:T20100034444 DEEDWARR
Recvd: 06/07/10 13:35 2 pgs
Fees:13.00 Taxes:510.60
20100607-0044029

THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
WILLIAM KENNETH JACOBS 1307 CLARK STREET OLD HICKORY, TENNESSEE 37138	SAME	05303019600

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Elizabeth Jean Vaughn, married and John Edward Beam, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Kenneth Jacobs, unmarried, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 186 OF SECTION "B", ON THE PLAN OF E.I. DU POINT DE NOMOURS AND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 186 FRONTS 56 FEET ON THE EASTERLY SIDE OF CLARKE STREET AND EXTENDS BACK 88.6 FEET ON THE NORTHERLY LINE AND 88.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 56 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARY E BEAM FROM HARRY D BEAM BY QUITCLAIM DEED DATED 8/17/2004, AND RECORDED 8/31/2004 IN INSTRUMENT #20040831-0104896, SAID REGISTER'S OFFICE. ALSO BEING THE SAME PROPERTY VESTED IN ELIZABETH JEAN VAUGHN, MARRIED AND JOHN EDWARD BEAM, MARRIED, BY ORDER ESTABLISHING A MUNIMENT TITLE TO CERTAIN REAL ESTATE FILED OF RECORD ON JUNE 1, 2010 IN INSTRUMENT #20100601-0042094, SAID REGISTER'S OFFICE. JAY VAUGHN, SPOUSE OF ELIZABETH JEAN VAUGHN JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS HE MAY HAVE, MARITAL OR OTHERWISE. LINDA A BEAM, SPOUSE OF JOHN EDWARD BEAM, JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS SHE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property known as: 1307 CLARK STREET, OLD HICKORY, TENNESSEE 37138.

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 we do covenant with the said GRANTEE 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 herein set out; and we do further covenant and bind ourselves, our 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. 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 our hands this 3RD day of JUNE, 2010.

ELIZABETH JEAN VAUGHN

JAY VAUGHN

JOHN EDWARD BEAM

LINDA A BEAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Jean Vaughn, Jay Vaughn, John Edward Beam and Linda A Beam, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 3RD day of JUNE, 2010.

NOTARY PUBLIC

My Commission Expires: 02/24/14

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me this 3RD day of JUNE, 2010.

NOTARY PUBLIC

My Commission Expires: 02/24/14

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY