WARRANTY DEED

ET-10-1897

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 6/15/2014
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick M.C. Moore	Churchill Mortgage Corp	
2435 Cabin Hill Road	761 Old Hickory Blvd. #400	073-16-0 44.00
Nashville, TN 37214	Brentwood, TN 37927	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GLENN A. BECKWITH AND WIFE, JUDY B. BECKWITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DERRICK M.C. MOORE AND WIFE, BRENDA F. MOORE, hereinafter called the Grantee(s), their 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. 16 on the Plan of Sunset View Subdivision, Section 3, as of record in Plat Book 2663, page 44, Register's Office for Davidson County.

Said Lot No. 16 fronts 110 feet on the southerly side of Cabin Hill Road and runs back between parallel lines 199.8 feet to a dead line in the rear.

Being the same property conveyed to Glenn A. Beckwith et ux Judy B. Beckwith by deed from Robert E. Benderman et ux Margaret Benderman of record in Book 3978, page 451, Register's Office for Davidson County, Tennessee, dated January 6, 1966.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2435 Cabin Hill Road, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 30th day of August, 2010.

Glenn A. Beckwith

Judy B. Beckwith

BILL GARRETT, Davidson County
Trans:T20100054901 DEEDWARR
Recvd: 09/02/10 08:20 2 pgs
Fees:13.00 Taxes:814.00
20100902-0069698

STATE OF Tennessee

COUNTY OF Wilson

On this the 30th day of August, 2010, before me personally appeared Glenn A Beckwith and Judy A. Beckwith to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2010.

Notary Public



My Commission Expires: 09-17-11

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520