THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110005355 DEEDWARR
Recvd: 01/27/11 09:08 1 pgs
Fees:13.00 Taxes:542.05
20110127-0007462

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard H. Becker and Theresa A. Becker 1225 Shelton Avenue Nashville, TN 37216	Wells Fargo Bank, N.A. 1003 E. Brier Drive San Bernadino, CA 92408-2862	072-03-0-312.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROBERT F. SCARBOROUGH**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **RICHARD H. BECKER AND THERESA A. BECKER**, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 10 feet of Lot No. 68 and the Easterly half of Lot No. 69 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said parts of Lots Nos. 68 and 69 front together 60 feet on the Northerly side of Shelton Avenue, and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Robert F. Scarborough by deed from Jerry L. Walling, unmarried at Instrument No. 20051103-0133325, filed on 11-03-2005, said Register's Office.

This is improved property known as **1225 Shelton Avenue, Nashville, Tennessee 37216 .**

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **25th** day of **January**, **2011**:

Robert F. Scarborough

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT F. SCARBOROUGH**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 25th day of January, 2011:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 6/3/14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $146,500.00.

Julie Scarborough
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2011:

Notary Public

My Commission Expires: 6/3/14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON