WARRANTY DEED

R-RTR-10-5800

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Richard W. Raney Jr.	PrimeLending, a PlainsCapital Company	
5800 Chase View Road (ADDRESS)	(NAME) 18111 Preston Rd # 900 (ADDRESS)	156-13-11.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (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 MARK W. BECHER AND WIFE, MARCIA L. WILLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD W. RANEY JR. AND WIFE, MARGARET C. RANEY, 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 1, CHASE CREEK, REVISION THREE, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050725-0086191, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JANE M. ZAMORA RODGERS AND HUSBAND, MICHAEL J. RODGERS TO MARK W. BECHER AND WIFE, MARCIA L. WILLS AS RECORDED ON THE 6TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040706-0080163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAT OF RECORD IN INSTRUMENT NO. 20050725-0086191; RESTRICTIONS OF RECORD IN BOOK 10659, PAGE 914; EASEMENTS OF RECORD IN BOOK 10232, PAGE 329, BOOK 10767, PAGE 5 AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5800 Chase View Road, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans:T20110005869 DEEDWARR
Recvd: 01/28/11 16:21 2 pgs
Fees:13.00 Taxes:1887.00
20110128-0008073

Witness my/our hand(s) this 11th day of January, 2011.

Mark W. Becher

Marcia L. Wills

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of January, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark W. Becher and wife, Marcia L. Wills and who acknowledged he executed the same as the free act and deed of the said Mark W. Becher and wife, Marcia L. Wills.

Witness my hand and official seal, this the 11th day of January, 2011.

Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-20-12

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903