Box 10-B

BILL GARRETT, Davidson County
Trans:T20110079725 DEEDWARR
Recvd: 12/16/11 11:24 2 pgs
Fees:13.00 Taxes:455.10
20111216-0098125

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BECKLEA, GP	**SAME**	**073-06-0-062.00**
(NAME) **5543 EDMONDSON PIKE #140**	(NAME)	**073-06-0-055.00**
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	**072-16-0-237.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, MICHAEL G. STEWART AND WIFE, RUTH CARR STEWART,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BECKLEA, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in Davidson County, Tennessee, being Lot(s) 7-A, as shown on the map entitled Moss Rose Estates, of record in Plat Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael G. Stewart, a single man, by deed from Homer J. Beliles and Imogene S. Bandy, of record as Instrument No. 20070718-0085655, dated July 12, 2007, said Register's Office.

TRACT II:
Land in Davidson County, Tennessee, being Lot(s) 7-B, as shown on the map entitled Moss Rose Estates, of record in Plat Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael G. Stewart, a single man, by deed from Homer J. Beliles and Imogene S. Bandy, of record as Instrument No. 20070718-0085653, dated July 12, 2007, said Register's Office.

TRACT III:
Land near Nashville, Davidson County, Tennessee, being Lot No. 13 on the Map of Dugger Heights, as of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee.

Beginning at a point in the west margin of Corder Drive at the corner of Lots No. 12 and 13; thence with the line between said lots westerly 183.63 feet to a point; thence southerly 87 feet to the north margin of Sheridan Drive; thence with the margin of same around a slight curve, easterly 152.66 feet to the beginning of a curve; Thence around said curve, northeasterly 28.96 feet to the west margin of Corder Drive; Thence with the margin of the same, northerly 56.36 feet to the beginning.

Being the same property conveyed to Michael G. Stewart and Ruth Carr Stewart, husband and wife, by deed from Loyd Thomas Nokes, of record as Instrument No. 20050329-0033886, dated March 18, 2005, as corrected by Scrivener's Affidavit of record as Instrument No. 20051107-0134700, dated October 24, 2005, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 4860, page 112 as to Tracts I & II and all matters as set forth in the Plan of record in Plat Book 1424, page 102 as to Tract III, said Register's Office; Restrictive covenants of record in Book 5039, page 359, Book 5138, page 645, Book 5311, page 345, and Book 5910, page 336 (Tracts I & II), said Register's Office.

Unimproved ( )
This is improved(X) property, known as **305 & 307 MOSS ROSE COURT, NASHVILLE, TN 37216 & 1500 CORDER DRIVE, NASHVILLE, TN 37206**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 15th day of December, 2011.

MICHAEL G. STEWART

RUTH CARR STEWART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael G. Stewart and Ruth Carr Stewart,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of December, 2011.

Lee A. Cohen
Notary Public

My commission expires: May 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON