WARRANTY DEED

PREPARED BY:

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 134,281.00.

Brett Carter
Affiant

Sworn to and subscribed before me on this the 16th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 2-21-17

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20130061433 DEEDWARR
Recvd: 07/18/13 14:44 6 pgs
Fees:33.00 Taxes:496.84
20130718-0074562

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Brett Carter	Same as Owner	063 0 00 0 022.00 P/O
1204 Woodland St.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **WILLIAM T. BECK, Administrator of the Estate of Mary Gardner Beck, WILLIAM T. BECK, individually and as heir of Mary Gardner Beck, deceased; ROBERT J. BECK, Individually and as heir of Mary Gardner Beck, deceased; and JOE BECK, individually and as heir of Mary Gardner Beck, deceased,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **BRETT CARTER and wife, VIRGINIA CARTER,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING located in Davidson County, Tennessee, on the west side of Neely's Bend Road, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

TRACT #2: BEGINNING at an iron rod in west margin of Neely's Bend Road, same being the northeast corner of this tract and the southeast corner of Tract #1 of the Beck Farm (5.02 acres as per survey of same date), also being 315.27 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin South 08 degrees 05 minutes 29 seconds West 140.00 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 06 degrees 35 minutes 48 seconds, a radius of 1469.70 feet, a tangent length of 84.70 feet, and a chord of South 04 degrees 47 minutes 34 seconds West 169.12 feet; thence along said curve an arc length of 169.21 feet to an iron rod in said margin; thence leaving road with line of Tract #3 of the Beck Farm (9.30 acres as per survey of same date) South 86 degrees 53 minutes 04 seconds West 706.87 feet to an iron rod; thence with line of William T. Beck (DB 8679, PG 687, RODCT) North 01 degree 15 minutes 10 seconds East 305.73 feet to an iron rod; thence with line of said Tract #1 North 86 degrees 53 minutes 04 seconds East 734.06 feet to the point of beginning containing 5.02 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 15, 2013.

A 25-feet wide right of ingress and egress exists across the above described tract for benefit of the adjoining William T. Beck property (DB 8679, PG 687, RODCT). Said right of ingress and egress is more particularly described as follows: BEGINNING at a point in the west margin of Neely's Bend Road, same being 187.83 feet south of the beginning corner of the above tract as you measure along said margin; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 01 degree 00 minutes 57 seconds, a radius of 1469.70 feet, a tangent length of 13.03 feet, and a chord of South 05 degrees 43 minutes 08 seconds West 26.05 feet; thence along said curve an arc length of 26.05 feet to a point in said margin; thence leaving road and severing the above described tract South 79 degrees 21 minutes 58 seconds West 723.83 feet to an iron rod at the southeast corner of the William T. Beck property; thence with the common line of William T. Beck and the above described tract North 01 degree 15 minutes 10 seconds East 25.55 feet; thence severing the above described tract North 79 degrees 21 minutes 58 seconds East 725.90 feet to the point of beginning.

TRACT #3 - BEGINNING at an iron rod in west margin of Neely's Bend Road, same being the easternmost northeast corner of this tract and the southeast corner of Tract #2 of the Beck Farm (5.02 acres as per survey of same date), also being 624.48 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 02 minutes 59 seconds, a radius of 1469.70 feet, a tangent length of 26.29 feet, and a chord of South 00 degrees 28 minutes 11 seconds West 52.57 feet; thence along

said curve an arc length of 52.57 feet to an iron rod in said margin; thence leaving road with line of Tract #4 of the Beck Farm (15.04 acres as per survey of same date) South 86 degrees 00 minutes 33 seconds West 701.73 feet to an iron rod; thence North 87 degrees 50 minutes 39 seconds West 1082.35 feet to an iron rod at a post; thence with line of Forrest B. Pate (DB 3346, PG 525, RODCT) North 08 degrees 28 minutes 35 seconds East 168.38 to an iron rod at a 6-inch hackberry tree; thence North 19 degrees 25 minutes 53 seconds East 295.30 feet to the base of a 3-inch spike; thence North 22 degrees 52 minutes 12 seconds East 52.82 feet to an iron rod at a post; thence North 82 degrees 10 minutes 31 seconds East 461.07 feet to an iron rod; thence with line of William T. Beck (DB 8679, PG 687, RODCT) South 14 degrees 40 minutes 07 seconds East 288.05 feet to an iron rod; thence South 34 degrees 15 minutes 19 seconds East 199.93 feet to an iron rod; thence South 16 degrees 24 minutes 43 seconds East 86.47 feet to an iron rod; thence South 88 degrees 25 minutes 17 seconds East 266.04 feet to an iron rod; thence with line of said Tract #2 North 86 degrees 53 minutes 04 seconds East 706.87 feet to the point of beginning containing 9.30 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 15, 2013.

TRACT #4 - BEGINNING at an iron rod in west margin of Neely's Bend Road, same being the northeast corner of this tract and the southeast corner of Tract #3 of the Beck Farm (9.30 acres as per survey of same date), also being 677.05 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 02 minutes 57 seconds, a radius of 1469.70 feet, a tangent length of 26.28 feet, and a chord of South 01 degree 34 minutes 47 seconds East 52.56 feet; thence along said curve an arc length of 52.56 feet to an iron rod in said margin; thence leaving road with line of Tract #5 of the Beck Farm (5.02 acres as per survey of same date) South 85 degrees 07 minutes 53 seconds West 910.28 feet to an iron rod; thence South 04 degrees 52 minutes 07 seconds East 120.00 feet to an iron rod; thence with line of Tract #6 of the Beck Farm (19.87 acres as per survey of same date) South 85 degrees 07 minutes 53 seconds West 193.31 feet to an iron rod; thence South 81 degrees 16 minutes 01 second West 1658.13 feet to a point on the east bank of the Cumberland River (passing an iron rod at 1608.13 feet); thence with the east bank of the Cumberland River for the next two (2) calls: North 00 degrees 25 minutes 32 seconds West 261.44 feet; thence North 09 degrees 35 minutes 53 seconds West 113.13 feet to a point on said bank; thence leaving the Cumberland River with line of Forrest B. Pate (DB 3346, PG 525, RODCT) North 81 degrees 57 minutes 44 seconds East 25.00 feet to an iron rod at a snag; thence North 81 degrees 57 minutes 44 seconds East 950.66 feet to an iron rod at a post; thence with line of said Tract #3 South 87 degrees 50 minutes 39 seconds East 1082.35 feet to an iron rod; thence North 86 degrees 00 minutes 33 seconds East 701.73 feet to the point of beginning containing 15.04 acres more or less by survey by

Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 15, 2013.

TRACT #5 - BEGINNING at an iron rod in west margin of Neely's Bend Road, same being the northeast corner of this tract and the easternmost southeast corner of Tract #4 of the Beck Farm (15.04 acres as per survey of same date), also being 729.61 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 04 degrees 40 minutes 46 seconds, a radius of 1469.70 feet, a tangent length of 60.05 feet, and a chord of South 04 degrees 56 minutes 38 seconds East 120.00 feet; thence along said curve an arc length of 120.03 feet; thence South 07 degrees 17 minutes 01 second East 120.11 feet to an iron rod in said margin; thence leaving road with line of Tract #6 of the Beck Farm (19.87 acres as per survey of same date) South 85 degrees 07 minutes 53 seconds West 915.50 feet to an iron rod; thence North 04 degrees 52 minutes 07 seconds West 120.00 feet to an iron rod; thence with line of said Tract #4 North 04 degrees 52 minutes 07 seconds West 120.00 feet to an iron rod; thence North 85 degrees 07 minutes 53 seconds East 910.28 feet to the point of beginning containing 5.02 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 15, 2013.

BEING a portion of the property conveyed to J. M. BECK and wife, MARY G. BECK by Installment Deed dated July 15, 1946, and executed by J. T. MORTON and wife, MATTIE G. MORTON and recorded in Book 1392, Page 249, Register's Office for Davidson County, TN.

The said J. M. BECK having predeceased his wife in August, 1986; and the said MARY G. BECK having died on August 10, 2010, her estate being administered in the Probate Court for Davidson County, TN, under Docket No. 11P-3 with William T. Beck being appointed Administrator and Personal Representative. WILLIAM T. BECK, ROBERT J. BECK and JOE BECK being the only heirs of the said Mary G. Beck.

By Order Declaring Estate Insolvent in the Estate of Mary Gardner Beck and entered February 11, 2011, the Personal Representative was granted authority to sell the real estate.

Subject to the following restrictions:

1. No mobile homes.
2. No storage of junk cars.
3. No commercial livestock or fowl.
4. All homes must be brick or rock to grade, 1800 +/- square feet, lower level.

NOTE: Some of the tracts may be subject to the 100 and/or 500 year flood plan.

This is unimproved property known as Tracts 2, 3, 4 & 5 on the Boundary Survey of The Beck Farm, dated May 15, 2013 by Carroll Carman, Surveyor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 15 day of July, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William T Beck
WILLIAM T. BECK, Administrator of
the Estate of Mary Gardner Beck

William T Beck
WILLIAM T. BECK, Individually
And heir of Mary Gardner Beck

Robert J. Beck
ROBERT J. BECK, Individually and heir
of Mary Gardner Beck

Joe H. Beck
JOE BECK, Individually and heir of
Mary Gardner Beck

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, William T. Beck, Administrator of the Estate of Mary Gardner Beck, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 15 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 1-6-15

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, William T. Beck, and Robert J. Beck, individually and as heirs of Mary Gardner Beck, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 15 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 2-6-17

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Joe Beck, individually and as an heir of Mary Gardner Beck, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 15 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 2-6-17