WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 17,068.00

George W. Livingston
Affiant

Sworn to and subscribed before me on this the 17 day of July, 2013.

CURTIS M. LINCOLN NOTARY PUBLIC TENNESSEE STATE AT LARGE

NOTARY PUBLIC

My Commission Expires: 2-6-17

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20130061438 DEEDWARR
Recvd: 07/18/13 14:49 4 pgs
Fees:23.00 Taxes:63.15
20130718-0074564

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. George W. Livingston	Same as Owner	063 0 00 0 022.00 P/O
1550 Neelys Bend Rd.		
Madison, TN 37115		

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 **GEORGE W. LIVINGSTON and wife, JANET G. LIVINGSTON**, 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 #1 - 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 Lanny D. Phillips (DB 7395, PG 3, RODCT); thence with said margin along a curve proceeding clockwise, having a deflection angle of 18 degrees 38 minutes 32 seconds, a radius of 789.00 feet, a tangent length of 129.50 feet, and a chord of South 01 degree 13 minutes 47 seconds East 255.58 feet; thence along said curve an arc length of 256.71 feet; thence South 08 degrees 05 minutes 29 seconds West 58.56 feet to an iron rod in said margin; thence leaving road with line of Tract #2 of the Beck Farm (5.02 acres as per survey of same date) South 86 degrees 53 minutes 04 seconds West 734.06 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 284.14 feet to an iron rod; thence with line of Forrest B. Pate (DB 3346, PG 525, RODCT) North 83 degrees 35 minutes 04 seconds East 148.00 feet to an iron rod; thence South 88 degrees 03 minutes 53 seconds East 130.67 feet to a post; thence North 69 degrees 17 minutes 52 seconds East 23.26 feet to a large hackberry tree; thence with line of Forrest B. Pate and Lanny D. Phillips North 83 degrees 30 minutes 15 seconds East 432.87 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 Tract 1 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 15th 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 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.

CURTIS LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC

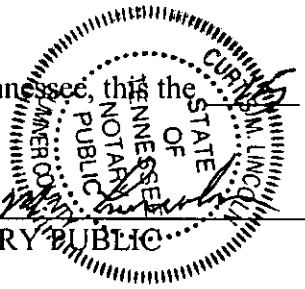
My Commission Expires: 8-6-17

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, 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