Box 58

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$495~~,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of December, 1993.

Notary Public

My Commission Expires: 9-21-96

This instrument prepared by:
George V. Crawford, Jr.
Gullett, Sanford, Robinson & Martin
430 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Steven R. Bearden and wife, Christine C. Bearden 308 Sutherland Avenue Nashville, TN 37205	SAME	116-10-111

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER S. RECORD AND WIFE, MICHELE A. RECORD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEVEN R. BEARDEN AND WIFE CHRISTINE C. BEARDEN**, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot Number 23 and the easterly part of Lot Number 22 in Bransford Company's Berkeley Hills Subdivision, as of record in Book 547, page 57 and 58, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Sutherland Avenue 20 feet west of the common corner of Lots Numbers 22 and 23 in said plan; thence running in a northwesterly direction in a straight line parallel with the common boundary line between said Lots Numbers 22 and 23, 240 feet, more or less, to a point in the rear boundary line of said Lot Number 22; thence in an easterly direction along the rear boundary line of said Lots Numbers 22 and 23, 60 feet to a point; thence in a southerly direction in a straight line 240 feet, more or less, to a point in the northerly margin of Sutherland Avenue which point is 50 feet east of a common corner of Lots Numbers 22 and 23 in said plan; running thence in a westerly direction along the northerly margin of Sutherland Avenue, and the southerly boundary line of said Lots Numbers 22 and 23, 70 feet to the point of beginning.

Being the same property conveyed to Christopher S. Record and wife, Michele A. Record by deed from David E. Green and wife, Kathleen F. Green of record in Book 8667, page 763, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 547, pages 57 and 58, Register's Office for said County.

This is improved property known as 308 Sutherland Avenue, Nashville, Tennessee 37205.

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 17th day of December, 1993.

Christopher S. Record

Christopher S. Record

Michele A. Record

Michele A. Record

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER S. RECORD AND WIFE, MICHELE A. RECORD**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 1993.

Betty R. Bruins

Notary Public

My Commission Expires: 9-21-96

BETTY R. BRUINS NOTARY PUBLIC

98845
IDENTIF. & REFERENCE

93 DEC 20 PM 2:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6296 12/20 0101 03CHECK 1807.20

0006446.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
486000.00
CON TX 1798.20
PRFEE 1.00
WDEED 8.00
TOTAL 1807.20
CHECK 1807.20
12/20/93 01 14:56 0001 6296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98845
IDENTIFICATION REFERENCE

93 DEC 20 PM 2:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 736271