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This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10596 PG 459

ADDRESS NEW OWNER:
Wallace Carter, III
308 Sutherland Ave.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Corporation
214 Overlook Court, Suite 150
Brentwood, TN 37027

MAP **116-10**
GROUP
PARCEL **111**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steven R. Bearden and Christine C. Bearden** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Wallace Carter, III and wife, Jane T. Carter**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 308 Sutherland Ave., 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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

97 SEP -4 PM 4:07

REGISTER
DAVIDSON CO. TN.

0345139

INSTRUMENT NUMBER

BOOK 10596 PG 460

WITNESS our hands this the 29th day of August, 1997.

Steven R. Bearden

Christine C. Bearden BY ATTY. IN FACT.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven R. Bearden and Christine C. Bearden**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of August, 1997.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $730,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of August, 1997.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

BOOK 10596 PG 461

EXHIBIT A

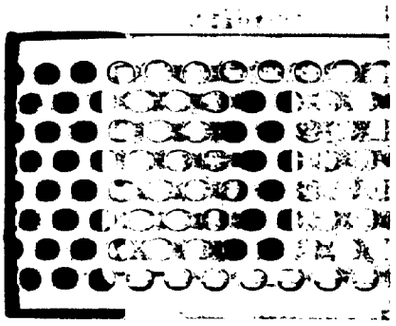
Land in Davidson County, Tennessee, being the westerly part of Lot Number 23 and the easterly part of Lot Number 22 in Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County, described as follows:

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 Steven R. Bearden, a one-half undivided interest as tenants in common, and Christine C. Bearden, a one-half undivided interest as tenants in common by deed from Steven R. Bearden and wife Christine C. Bearden, of record in Book 9629, page 672, Register's Office for Davidson County, Tennessee; further being the property conveyed to Steven R. Bearden and wife Christine C. Bearden by deed from Christopher S. Record and wife Michele A. Record of record in Book 9193, page 261, said Register's Office.

4986 06/04 0101 02CHECK 2714.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

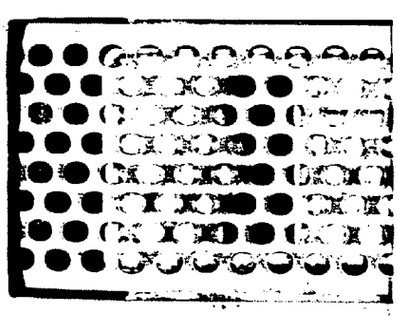
RECEIVED OF _____ BOOK 10596 PG 462

FOR _____

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	
				730000.00
			CON TX	2701.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2714.00
			CHECK	2714.00
09/04/97	01		16:07 0001	4986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345139

IDENTIFICATION REFERENCE

97 SEP -4 PM 4:0

FELIX Z.
DAVID

No.1194462