PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX ~~XXXX~~ 1733
HENDERSONVILLE, TN 37077

BOOK 10896 PG 401

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,500.00

Colbert H. Bearden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 1998

K. J. Shelton
Notary Public K. J. Shelton

MY COMMISSION EXPIRES 02-25-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Colbert H. Bearden	NEW OWNER	64-12A-604
(NAME) 604 Weatherbeaten Place	(NAME)	4D 89601
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lewis M. Nunley and wife, Marie W. Nunley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colbert H. Bearden and wife, Pauline A. Bearden

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 604 of Fox Run Condominiums, Section Revision-Part of Sec. 2 and First Revision-Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description of said Unit.

Conveyance of such property is made expressly subject to the Following: (1) The Plan of record in Book 6250, Page 118, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the adminstration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed of record in Book 5535, Page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, Page 516, said Register's Office, and Second Deed of Correction of record in Book 5936, Page 301, said Register's Office, and amended by Deed of Amendment to Master Deed of record in Book 6370, Page 817, said Register's Office, (3) Taxes for the current year which have been pro-rated and the payment of which has been assumed by the Grantee.

Being the same property conveyed to the within named Grantors of record in Book 6846, Page 730, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved XX property, known as 604 Weatherbeaten Place (House Number) (Street) Hermitage, TN 37076 (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 hand s this 27th day of March, 1998

Lewis M. Nunley

Lewis M. Nunley

Marie W. Nunley

Marie W. Nunley

STATE OF TENNESSEE
County of Davidson

BOOK 1089 PG 402

Personally appeared before me,
Lewis M. Nunley and wife, Marie W. Nunley
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March 19 98

Commission expires September 25, 1999

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of March 19 98

Commission expires September 25, 1999

K. J. Shelton Notary Public

7234 04/23 0101 03CHECK 436.35

04284 53

IDENTIF. & REFERENCE

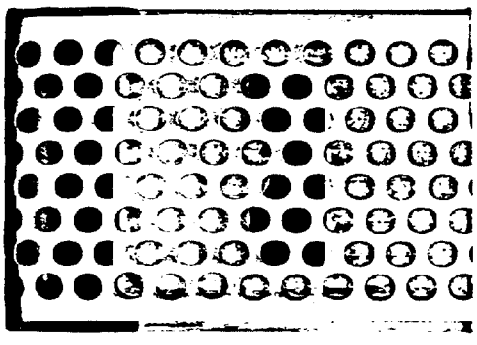
98 APR 23 AM 9:11

FELIX Z. ANDERSON, REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

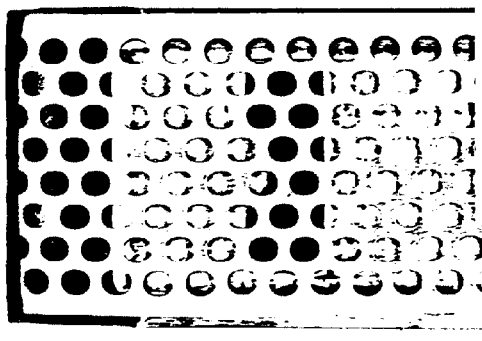
FOR _____ BOOK 10896 PG 403

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
115500.00
CON TX 427.35
PRFEE 1.00
WDEED 8.00
TOTAL 436.35
CHECK 436.35
04/23/98 01 09:12 0001 7234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0428453
IDENTIF. & REFERENCE
98 APR 23 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283359