This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

BOOK 11345 PG. 560

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, Robert J. Bearden and wife, JoAnn Bearden, ("Grantors") have bargained and sold, an do hereby bargain, sell and convey unto Charles H. Parker, Jr., and wife, Pamela Parker, ("Grantees") the following described real estate located in the Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE MAP OF CLOVERDALE, SECTION II, SHOWING A REVISION OF CERTAIN LOTS IN SECTION I, AS OF RECORD IN BOOK 2133, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF WANDA DRIVE AT THE CORNER OF LOTS NOS. 22 AND 72; THENCE ALONG THE LINE BETWEEN SAID LOTS SOUTHEASTERLY AND ALONG THE LINE OF LOT 73, 199.2 FEET TO A POINT; THENCE NORTHEASTERLY 194.5 FEET TO THE SOUTHWESTERLY MARGIN OF PITTSWOOD DRIVE; THENCE WITH THE MARGIN OF PITTSWOOD DRIVE; THENCE WITH THE MARGIN OF THE SAME NORTHWESTERLY 155.5 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WESTERLY 34.2 FEET TO THE MARGIN OF WANDA DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHWESTERLY 150.4 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. BEARDEN WITH A LIFE ESTATE RETAINED BY ROBERT ANDREW BEARDEN AND WIFE, VIRGINIA K. BEARDEN BY WARRANTY DEED OF ROBERT ANDREW BEARDEN AND WIFE, VIRGINIA K. BEARDEN, DATED JANUARY 4, 1995, AND OF RECORD IN BOOK 9565, PAGE 854, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID ROBERT ANDREW BEARDEN AND VIRGINIA K. BEARDEN ARE NOW DECEASED

JoAnn Bearden, wife of Robert J. Bearden, joins herein for the purpose of conveying any right, title or interest she may have in and to the herein described property, marital or otherwise.

This is property known as 2201 Pittswood Drive, Nashville, TN 37214.

This property is subject to such instruments and matters as may appear of record.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantees, their heirs and assigns in fee simple forever.

Grantors do hereby covenant with the Grantees that the Grantors are lawfully possessed of said land in fee simple, the Grantors have a good right to sell and convey same; that the same is

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unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors this 16th day of February, 1999.

Robert J. Bearden

BOOK 11345 PG. 561

JoAnn Bearden

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that Robert J. Bearden and wife, Joann Bearden, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 16th day of February, 1999.

Notary Public

My Commission Expires: _____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 1999

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

BOOK 11345 PG. 562

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $88,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles R. Parker Jr.
Affiant

Subscribed and sworn to before me this 16th day of February, 1999.

Martha Ann Beasley
Notary Public

Commission Expiration:

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

America's Wholesale Lender
P. O. Box 10212
Van Nuys, CA 91410

PROPERTY ADDRESS:

2201 Pittswood Drive
Nashville, TN 37214

MAP PARCEL NUMBER
95-11-77

05550582
RECEIVED FOR RECORD & REFERENCE
99FEB 10 PM 4:10
7534 02/10 0101 02CHECK 340.00

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11345 PG. 563

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0550582

IDENTIFICATION REFERENCE

99FEB 18 PM 4:18

CAMT	88000.00
CON TX	325.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	340.60
CHECK	340.60

02/18/99 01 16:16 0001 7533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426771