WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SEE E. CRAWFORD

BOOK 11412 PG. 433

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bear Family Trust (NAME)	Union Planters Bank, National Association (NAME)	MAP 116-11-0
312 Lynnwood Drive (ADDRESS)	P.O. Box 2926 (ADDRESS)	PARCEL 56
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND 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, James T. Thaden and wife, Catherine S. Thaden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bear Family Trust

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:

LAND in Davidson County, Tennessee, being Lot No. "C" and "D" on the Plan showing resubdivision of Lots Nos. 17, 22, 23 and 24, on the Plan of Royal Oaks land Company's Subdivison of the Baker Tract, as of record in Book 2330, Page 12, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

6699 04/01 0101 03CHECK 4266.00

SAID Lots "C" and "D" front together 445.5 feet on the southerly side of Lillywood Road and extendes back between lines 200 feet with the easterly margin of Lynwood Boulevard to a dead line in the rear which measures 443.4 feet thereon.

BEING the same property conveyed to James T. Thaden and wife, Catherine S. Thaden, by deed from Corinne Howell Dale, unmarried, of record in Book 8399, Page 122, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

IDENTIFICATION REFERENCE
05688783

99 APR -1 PM 3:26
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
this is improved (X) property, known as 312 Lynnwood Drive, Nashville, TN 37205
(House Number) (Street) (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 1st day of April 19 99

James T. Thaden

Catherine S. Thaden

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Thaden and wife, Catherine S. Thadan

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of April 19 99.

Commission expires March 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

Warranty Deed from James T. Thaden and wife, Catherine S. Thadan, to Bear Family Trust.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11412 PG. 435

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

05688783

IDENTIF. & REFERENCE

99 APR -1 PM 3:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
1150000.00
CON TX 4255.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 4266.00
CHECK 4266.00

04/01/99 01 15:25 0001 6699

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445744