WARRANTY DEED

BOOK 11643 PAGE 132

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,500.00

Howard L. McMillen, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1999

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3/21/2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard L. McMillen, Jr. (NAME)	SunTrust Mortgage, Inc. (NAME)	146-15-0-105.00
5131 Overton Road (ADDRESS)	P.O. Box 530718 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Atlanta, GA 30353-0718 (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, Eric D. Bearden and wife, Anne D. Bearden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard L. McMillen, Jr., unmarried

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. 43 on the Plan of Haileywood Estates, Section III, of record in Book 2330, page 58, Register's Office for Davidson County, Tennessee, *

Being the same property conveyed to Eric D. Bearden and spouse, Anne D. Bearden, by Deed from David R. Looney and spouse, Cynthia K. Looney, of record in Book 9250, page 557, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 2330, page 58; of record in the Register's Office for Davidson County, Tennessee.

*to which Plan reference is hereby made for a more complete description.

unimproved ( )
This is improved (X) property, known as 5131 Overton Road, Nashville, TN 37220
(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 27th day of August 1999

Eric D. Bearden
Eric D. Bearden

Anne D. Bearden
Anne D. Bearden

FILED FOR REFERENCE
99 AUG 31 PM 3:01
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0630847

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric D. Bearden and wife, Anne D. Bearden

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 Brentwood, Tennessee this 27th day of August 1999.

Commission expires 3/21/2001

NOTARY PUBLIC AT LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____.

My commission expires _____

_____
Notary Public

3119 08/31 0101 03CHECK 578.95

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAM:T

153500.00
CON. TX 567.95
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 578.95
CHECK 578.95

08/31/99 01 15:01 0001 3119

063084 7
IDENTIF. & REFERENCE

99 AUG 31 PM 3:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511174