Instr:200001270008772 Page: 1 OF 2
REC'D FOR REC 01/27/2000 9:56:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $516.15

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

John O. Bearden, G.P.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 340
Brentwood, TN 37027
File #20001003

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spring Creek Properties, L.P.	Owner	Map 157-8A
(NAME) 4713 Stuart Glen Drive	(NAME) 4713 Stuart Glen Drive	Parcel 35
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, NOEL BOWEN BEARDEN AND HUSBAND WALTER S. BEARDEN, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto SPRING CREEK PROPERTIES, L.P., hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, To-Wit:

Lot 35 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900 Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision, Recorded on March 29, 1987, of Record in Book 6900, page 257, said Register's Office to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Noel Bowen Bearden, a married person, by warranty deed from Susan B. Thetford, as Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford an one-half undivided interest and, Robin P. Dahl, as Trustee for the Gustav Dahl Trust and one-half undivided interest of record in Book 11135, page 363, Registers Office for Davidson County, Tennessee.

Restrictive covenants of Record in Book 6522, page 212, amended in Book 7119, page 345, and 9816, page 844, Register's Office for Davidson County, Tennessee; and any and all matters as shown on the plan of Record in Plat Book 2600, page 900, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as 204 Middleton Court, Nashville, TN 37215
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 26th day of January, 2000.

Noel Bowen Bearden
Noel Bowen Bearden

By: Martha Janet Nichol
Martha Janet Nichol, as Attorney-in-Fact

Walter S. Bearden
Walter S. Bearden

By: Martha Janet Nichol
Martha Janet Nichol, as Attorney-in-Fact

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 26th day of January 20000,, before me personally appeared Martha Janet Nichol, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Noel Bowen Bearden a married person, and husband, Walter S. Bearden, and is authorized by Noel Bowen Bearden a married person, and husband, Walter S. Bearden to execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this the 26th day of January, 2000.

Notary Public
My Commission Expires:_____