FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2000.

Notary Public

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Instr:200008020076593 Page: 1 OF 2
REC'D FOR REC 08/02/2000 2:34:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $776.63

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Beard and Jan Beard
304 Stone Heath Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
180-03-0-A-023.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda Bedwell**, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to **Robert W. Beard and Jan Beard** hereinafter referred to as 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. 130 on the Plan of Section 1C, Stone Creek Park, of record in PUD Boundary Plat in Book 9700, page ~~466~~ 469 & 470, amended in Book 9700, page ~~469~~, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall Bedwell and wife, Amanda Bedwell by deed from Zaring Home, Inc., of record in Book 10893, page 518, Register's Office for Davidson County, Tennessee. And further conveyed to Amanda Bedwell by Quitclaim Deed from Randall Bedwell of record in Book 10893, page 518, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to restrictions of record in Book 10324, page 365, Register's Office for Davidson County, Tennessee.

Charter of record in Book 10324, page 358, said Register's Office.

Plan of record in Book 9700, page 266, and amended in Book 9700, page 469, said Register's Office.

Easements of record in Book 6218, page 199, Book 1048, page 632, Book 10716, page 596, and Book 6068, page 119, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 304 Stone Heath Court, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 31st day of July, 2000.

Amanda Bedwell

Amanda Bedwell

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 Amanda Bedwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2000.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

02120-BP