THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17647**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $416,500.00. Ann Beard Affiant Subscribed and sworn to before me, this 16th day of JANUARY, 2001. Notary Public My Commission Expires:

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Bill Beard 49 Concord Park East Nashville, Tennessee 37215	Union Planters P.O. Box 1785 Memphis, Tennessee 38101-1785	MAP 116-8-B PAR 49.00 CO FB 07DA 74347

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GEORGE W. SULLIVAN AND WIFE, SYLVIA C. SULLIVAN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BILL BEARD AND WIFE, ANN BEARD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 49 Concord Park East, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of JANUARY, 2001.

GEORGE W. SULLIVAN

SYLVIA C. SULLIVAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GEORGE W. SULLIVAN AND WIFE, SYLVIA C. SULLIVAN, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of JANUARY, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

Davidson County DEEDWARR
Recvd: 01/17/01 12:40 2pgs
Fees:11.00 Taxes:1541.05

20010117-0005085

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of Revision No. 2 Sugartree Phase #2, as of record in Plat Book 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George W. Sullivan and wife, Sylvia C. Sullivan by deed from Anne Harrison Webber and husband, Fred R. Webber, Jr. of record in Book 5560, page 480, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61 and Book 11758, page 466; (3) Easements of record in Book 7061, page 100; and (4) All matters appearing on the Plan of record in Plat Book 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, said Register's Office.