THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17847	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $240,000.00 Sheila S. Bearden Affiant Subscribed and sworn to before me, this 17th day of April, 2001. Notary Public My Commission Expires:

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

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. JAMES W. BEARDEN	SUNTRUST BANK	MAP 104-9-K
3818 West End Avenue, #104	201 4th Avenue North, 7th Fl	PARCEL 104.00CO
Nashville, Tennessee 37205	Nashville, Tennessee 37219	FB#26W10055

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, JOHN D. FERGUSON AND WIFE, CAROLE S. FERGUSON, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES W. BEARDEN AND WIFE, SHEILA S. BEARDEN, ("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 3818 West End Avenue, #104, Nashville, Tennessee 37205.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2001.

Davidson County DEEDWARR
Recvd: 04/19/01 10:30 3pgs
Fees:15.00 Taxes:888.00
20010419-0038801

JOHN D. FERGUSON

CAROLE S. FERGUSON

By: Carole S. Ferguson by John D. Ferguson
JOHN D. FERGUSON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D. FERGUSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2001.

My Commission Expires: _____

Notary Public

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

My Commission Expires
September 25, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D. FERGUSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CAROLE S. FERGUSON, and is authorized by the said CAROLE S. FERGUSON, to execute this instrument on her behalf.

Witness my hand, at office, this 17th day of April, 2001.

My Commission Expires:_____

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

My Commission Expires
September 25, 2004

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed, of record in Book 7332, page 380, amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to John D. Ferguson and spouse, Carole S. Ferguson by deed from Lewis Forrest Conner of record in Book 10773, page 339, 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 6846, page 838, Book 7332, page 380, Book 7902, page 113; (3) Charter of record in Book 7887, page 462; (4) Easements of record in Book 6846, page 833, Book 6881, page 926, Book 7902, page 109, Book 7902, page 145; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 954, said Register's Office.