THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2001

Notary Public

My Commission Expires: 9-24-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/03/01 10:13 2pgs
Fees:11.00 Taxes:111.00
20010503-0045440

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RICHARD C. BERNHARDT 928 Russell Street Nashville, Tennessee 37206	Richard C. Bernhardt 1111 Gartland Avenue Nashville, TN 37206	MAP 82-16 PARCEL 158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND NO/100---------- ($ 30,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JUNE PAULK ADAIR BIRDSONG, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RICHARD C. BERNHARDT AND WIFE, LINDA HART BERNHARDT 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:

BEING Lot No. 2 on the Map of J.L. Valentino's Subdivision of record in Book 57, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to George W. Jarrett and June Paulk Greene, Joint Venture, by Special Warranty Deed from American National Home Mortgage, Inc., of record in Book 11250, page 665, Register's Office for Davidson County, Tennessee; the said said George W. Jarrett, individually and as a venturer in the Greene-Jarrett Joint Venture, having conveyed his interest in subject property to June Paulk Greene by Quitclaim Deed of record as Instrument No. 200001140005160 in said Register's Office and being the same property conveyed to June Paulk Greene by Final Decree of Divorce filed of record as Instrument No. 20000928-0096114 in said Register's Office. June Paulk Greene having been restored to her prior name of June Paulk Adair by said Final Decree of Divorce; the said June Paulk Adair having since married Clarence B. Birdsong, Jr. and is now known as June Paulk Adair Birdsong.

CLARENCE B. BIRDSONG, JR., spouse of June Paulk Adair Birdsong, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 928 Russell Street, Nashville, Tennessee 37206

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 and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J.L. Valentino's Subdivision of record in Book 57, page 87, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __1st___ day of ____May_____, 2001__.

June Paulk Adair Birdsong
JUNE PAULK ADAIR BIRDSONG

Clarence B. Birdsong, Jr.
CLARENCE B. BIRDSONG, JR.

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUNE PAULK ADAIR BIRDSONG and CLARENCE B. BIRDSONG, JR., 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 this __1st__day of ____May, 2001_____.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public