STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES 6/26/04

Davidson County DEEDWARR
Recvd: 12/17/01 08:58 2pgs
Fees:13.00 Taxes:358.90
20011217-0138695

# WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Montez Bearden and Milton Bearden
(NAME)

656 Hidden Hill Drive
(STREET ADDRESS OR ROUTE NUMBER)

Hermitage, Tennessee 37076
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

Professional Mortgage Group, Inc.
(NAME)

1535 W. Northfield Blvd., Suite 2
(STREET ADDRESS)

Murfreesboro, TN 37129
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
76-5-94

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Earl Salmon and Cynthia R. Salmon, husband and wife, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Montez Bearden and Milton Bearden, husband and wife, HEREINAFTER CALLED THE 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. 96, on the plan of Hidden Hills, as shown on plat of record in Book 4860, Page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 96 which is a corner lot, fronts 136.42 feet on the northeasterly margin of Hidden Hill Drive and fronts 75.0 feet on the northwesterly margin of Shadowlawn Drive, said frontage being joined by a curve having a length of 39.27 feet, and extends back 78.41 feet on the northerly line and 125.0 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Richard Earl Salmon, in property settlement and collateral agreement of Record in Book 9760, Page 54, and in Final Judgement of record in Book 9760, Page 53, Register's Office for Davidson County, Tennessee.

Cynthia R. Salmon joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 656 Hidden Hill Drive, Hermitage, TN 37076.

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 we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 29th day of November, 2001.

Richard Earl Salmon

Cynthia R. Salmon

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 Richard Earl Salmon and Cynthia R. Salmon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of November, 2001.

Commission expires 10/26/04

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of November, 2001.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of November, 2001.

My Commission Expires:_____

Notary Public

**Prepared by & Return to**

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282