WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$449,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/22/02 14:46 2pgs
Fees:13.00 Taxes:1661.30
20020322-0035547

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, PLC, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W Bearden	**SunTrust Bank**	**104-13-F-128CO**
(NAME)	(NAME)	
128 Brighton Close	**201 Fourth Avenue North, 7th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ELIZABETH MCMASTER AND HUSBAND, RALPH B. MCMASTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES W. BEARDEN AND WIFE, SHEILA S. BEARDEN**, 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. 128, on the Plan of Brighton Close, Phase II of record in Book 9700, Page 695, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elizabeth McMaster and husband, Ralph B. McMaster by deed from Brighton Close, Ltd., Limited Partnership of Record in Book 11556, Page 975 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **128 Brighton Close, Nashville, TN 37205**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 15th day of March, 2002.

Elizabeth McMaster by Carolyn Little Baker POA
Elizabeth McMaster
By: Carolyn Little-Baker, her Attorney-In-Fact

Ralph B McMaster by Carolyn Little Baker POA
Ralph B. McMaster
By: Carolyn Little-Baker, his Attorney-In-Fact

STATE OF TENNESSEE

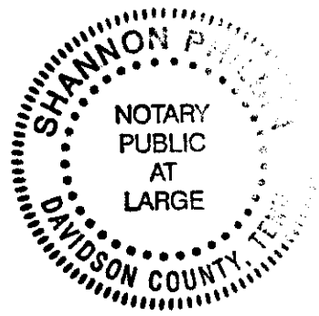
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carolyn Little-Baker with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within names Elizabeth D. McMaster and Ralph B. McMaster and being authorized to act on behalf of said persons, she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 20, 2