Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1129

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bonnie L. Bivens, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Beverly A. Bain, unmarried,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Jackson's Retreat, Phase 5-B, a Revised P.U.D. Plan, as of record in Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bonnie L. Bivens, unmarried by deed of record in Book 10271, Page 651, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 1517 Market Square, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of March, 2002

Bonnie L. Bivens

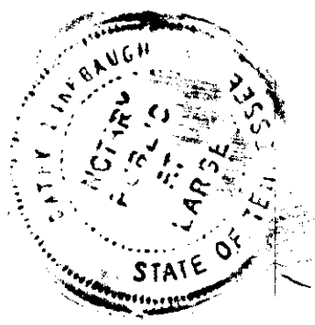
Davidson County DEEDWARR
Recvd: 03/26/02 13:07 2pgs
Fees:13.00 Taxes:355.20
20020326-0036601

State of Tennessee )
County of Davidson )

On this 25th day of March, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bonnie L. Bivens , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/23/2003




State of Tennessee )
County of Davidson )

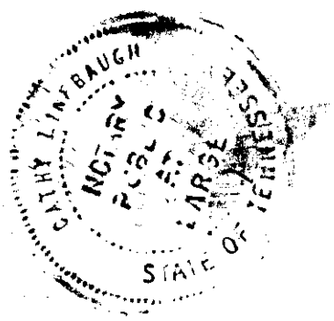
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 96,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of March, 2002.

Notary Public

My Commission Expires: 7/23/2003




| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Beverly A. Bain | National Bank of Commerce | 86-7-150 |
| 1517 Market Square | One Commerce Square - First Floor | |
| Hermitage, TN 37076 | Memphis, TN 38150 | |