PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/20/02 12:59 2pgs
Fees:13.00 Taxes:943.13
20020620-0074667

W & I Ref:(ST) Title No: 43521
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Janet R. Hirt 3818 West End Ave., Unit 104 Nashville, Tennessee 37205	Home Financial Group, LLC Three Maryland Farms, Suite 155 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 104-09-K-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$254,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James W. Bearden and spouse, Sheila S. Bearden**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janet R. Hirt** 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.104 of The Montclair horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900 page 954 and as set forth in the Master Deed & By-Laws of record in book 7332, Page 380, as amended in Book 7902, Page 113 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to James W. Bearden and wife, Sheila S. Bearden by deed from John D. Ferguson and wife, Carole S. Ferguson of record in Doc. No. 20010419-0038801, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 954 and as set forth in the Master Deed & By-Laws of record in Book 7332, Page 380, as amended in Book 7902, Page 113, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7332, page 380, Book 7902, page 113, and Restrictive Covenants of record in Book 6846, Page 838, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3818 West End Avenue, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2002.

James W. Bearden

Sheila S. Bearden

State of TENNESSEE
County of DAVIDSON

On this 18th day of June, 2002 , before me the undersigned authority, personally appeared James W. Bearden and Sheila S. Bearden , 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $254,900.00

Janet R. Hitt
Affiant

Sworn and subscribed before me this the 18th day of June, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public