LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

22-1-690

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,700.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of August, 2002.

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/24/02 10:56 2pgs
Fees:13.00 Taxes:542.79
20020924-0116329

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kelly Beard
704 Dove Valley Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 141-060-A-034.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dawn Burden** hereinafter referred to as Grantors, hereby transfers and conveys to **Kelly Beard** hereinafter referred to as 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. 87 on the Plan of Poplar Ridge, Section One, Revised, a Planned Unit Development, as of record in Plan Book 7900, page 206, and Surveyor's Certificate of Correction of record in Book 8992, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dawn Burden, by QuitClaim Deed from Donald A. Burden, of record at Instrument # 2002 061300 72160, Register's Office for Davidson County, Tennessee, and by Warranty Deed of record in Book 10521, page 907.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 206, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8113, Page 105, Book 10322, Page 76, Book 10370, Page 333, Book 10948, Page 482, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8232, Page 501, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8292, Page 969, and Book 9081, Page 74, Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction of record in Book 8292, Page 973, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8113, Page 116, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 704 Dove Valley Court, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of August, 2002.

Dawn Burden

Dawn Burden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn Burden, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2002.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG 14, 2005

Notary Public

My Commission Expires:

06086-BW