THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** THIS INSTRUMENT IS BEING RERECORDED TO ADD A DERIVATION CLAUSE TO EXHIBIT "A" **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20590**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 18th day of APRIL, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Jacob May 3901 West End Avenue, #701 Nashville, TN 37205	NEW OWNER	MAP 103-16-A PAR 011.00 CO FB 26W 09265

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FRANCES B. BEARDEN, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JACOB MAY, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3901 West End Avenue, #701, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of APRIL, 2003.

Frances B. Bearden by

FRANCES B. BEARDEN, BY: JOHN B. BEARDEN, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Frances B. Bearden by Julie B. Adams

FRANCES B. BEARDEN, BY: JULIE B. ADAMS, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

RE-RECORD

Davidson County DEEDWARR
Recvd: 05/13/03 15:36 3pgs
Fees:17.00 Taxes:0.00

20030513-0064427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. BEARDEN, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said FRANCES B. BEARDEN and is authorized by the said FRANCES B. BEARDEN to execute this instrument on HER behalf.

Witness my hand, at Office, this 18th day of APRIL, 2003.

Notary Public

My commission expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 04/28/03 13:27 3pgs
Fees:18.00 Taxes:629.00

[redacted]

20030428-0056581

STATE OF Georgia
COUNTY OF Bibb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE B. ADAMS, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said FRANCES B. BEARDEN and is authorized by the said FRANCES B. BEARDEN to execute this instrument on HER behalf.

Witness my hand, at Office, this 17th day of APRIL, 2003.

My commission expires:

Notary Public, Bibb County, Georgia
My Commission Expires Oct. 14, 2003

DONNA S. JEWELL NOTARY PUBLIC BIBB COUNTY, GA.

Donna S. Jewell
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 701 on the Plan of 2nd Revised Plan of Rokeby Condominium Apartments of record in Plat Book 5050, page 16, amended by the Plan of the 7th floor Rokeby Condominium Apartments in Plat Book 5060, page 156, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rokeby, a Condominium, a horizontal property regime established by Master Deed of record in Book 4829, page 138, amended in Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 7399, page 814 and Book 9828, page 213, said Register's Office.

Being the same property conveyed to Walter S. Bearden and wife, Frances B. Bearden by deed from Bonnie M. Cook, unmarried of record in Book 6646, page 968, said Register's Office. The said Walter S. Bearden having since died.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4829, page 138, amended in Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 7399, page 814 and Book 9828, page 213; and (3) All matters appearing on the Plan of record in Plat Book 5050, page 16 and amended by Plan of 7th Floor Rokeby Condominium Apartments of record in Plat Book 5060, page 156, said Register's Office.