STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,900.00**

Edward B Bachelder

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: **OCTOBER 25, 2003**.

(AFFIX SEAL)

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAURIN SIMMONS	First Franklin Financial Corp.	**062-02-0-A-195 CO**
(NAME)	(NAME)	
2753 RIVER BEND DRIVE	2150 North First St.	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	San Jose, CA 95131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROBERT WILLIAM BEARDEN AND WIFE, PATRICIA GAYLE BEARDEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURIN SIMMONS, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HER 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. 203 on the Plan of River Trace Estates, Phase I, Section 3 of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert William Bearden and wife, Patricia Gayle Bearden from Sean McBride and wife, Shannon McBride by deed of record in Book 9510, page 532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6851, page 363, Book 6851, page 370, Book 6851, page 390, and Book 6982, page 747, Transmission Line Easement of record in Book 1163, page 341, Flowage Easement of record in Book 2022, page 83, Easement of record in Book 3959, page 595, and any and all easements, restrictions and conditions of record which may affect said property.

Davidson County DEEDWARR
Recvd: 07/28/03 09:03 2pgs
Fees:13.00 Taxes:443.63

20030728-0104680

Unimproved ( )
This is improved(**X**) property, known as **2753 RIVER BEND DRIVE, NASHVILLE, TN 37214**
(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 GRANTEE, her heirs 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 25th day of **JUNE, 2003**.

ROBERT WILLLIAM BEARDEN

PATRICIA GAYLE BEARDEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert William Bearden and Patricia Gayle Bearden,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of **June, 2003.**

Notary Public

Commission expires: **October 25, 2003.**

