THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/24/03 08:51 2pgs
Fees:13.00 Taxes:347.80
20030924-0141155

WARRANTY DEED

ADDRESS NEW OWNER:
Terry W. Bean
Rose M. Bean
1418 Timber Valley Drive
Nashville, TN 37214

SEND TAX BILLS TO:
same

MAP-PAR. NO.
108-16-0 - 074.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Barbara G Thomas hereinafter called the Grantor, has bargained and sold, and by these resents do transfer and convey unto Terry W Bean and wife Rose M Bean, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83A, Aone Lot Division Lots 27, 76, 82 and 84 of Percy Priest Woods, Section 2, as recorded in Book 5200, page 756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara G Thomas by James L Thomas by Deed dated August 14, 1992 of record in Book 8701, page 507 and correction recorded in Book 8974, page 678, Register's Office of Davidson County, Tennessee.

This is unimproved property known as: 1418 Timber Valley Drive, Nashville, Tennessee 37214

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 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. Whenever 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 18th day of September, 2003.

Barbara G. Thomas
Barbara G Thomas

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barbara G Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th, day of September, 2003.

My commission expires: 7/6/05

NOTARY PUBLIC

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $94,000.00.

Terry W. Bean
Affiant

Subscribed and sworn to before me this 18th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.