THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/07/04 09:46 2pgs
Fees:13.00 Taxes:432.90



20040507-0052195

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Tamika S. Pearson 609 Sandy Spring Trail Madison, Tennessee 37115	SAME	52-08-A-308.00

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, I, Russell L. Pearson, unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tamika S. Pearson, a married person, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, known as Lot No. 99, Heron Walk Subdivision, Phase Two, Section Five of record in Plat Book 9700, Page 923, Register's Office for said County.

Being the same property conveyed to Russell L. Pearson by Warranty Deed from Allen Earps and wife, Betty F. Earps on the 30th day of May, 2000 and of record in Instrument No. 20000615-0059940, Register's Office for Davidson County, Tennessee.

This is improved property known as: 609 Sandy Spring Trail, Madison, Tennessee 37115

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 and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, her 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 26th day of April, 2004.

Russell L. Pearson

Russell L. Pearson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell L Pearson with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 26th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLE III NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

Subscribed and sworn to before me this 26th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLE III NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN