RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43086

Name and Address of New Owner:

Frederic W. Bard, et ux
870 Beech Bend Drive
Nashville, TN 37221

Send Tax Bills To:

America's Wholesale Lender
750 Old Hickory Blvd, #180
Brentwood, TN 37027

Prepared by:

David W. McMackin
104 East Park Dr., Ste. 104
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/22/04 12:09 2pgs
Fees:13.00 Taxes:584.23
20040622-0073749

Map & Parcel No.
156-2-129

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $157,900.00

Janet McMinn
Affiant

Subscribed and sworn to before me on this June 18, 2004.

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires May

Notary Public

My Commission Expires: 3/25/06

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Samuel G. Glover, III and wife, Jessica K. Glover, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Frederic Bard and Alice Bard, husband and wife (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 629 on the Plan of Harpeth Woods, Section of Harpeth Valley Park, of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel G. Glover, III, unmarried, by virtue of a Warranty Deed dated May 25, 2000, from Michael E. Collins and wife, Karen Louise Collins, of record as Instrument No. 20000526-0052892, Register's Office for Davidson County, Tennessee. Jessica K. Glover joins in the execution of this document to convey any/all marital interest she may have in said property.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 870 Beech Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this June 18, 2004.

Samuel G. Glover, III

Jessica K. Glover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Samuel G. Glover, III and Jessica K. Glover, 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 Brentwood, Tennessee, this the 18th day of June, 2004.

Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 05-30-07

My Commission Expires: