Davidson County DEEDWARR
Recvd: 10/05/05 14:35 2 pgs
Fees:13.00 Taxes:702.63

20051005-0120200

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $189,900.00.

Subsribed and sworn before me this the 30th day of September, 2005.

Affiant

Notary Public

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500691
214 Centerview Drive, suite 101, Brentwood, Tennessee 37027

Address of new owner:
Bryan Y Bean
408 Treyburn Court
Nashville, TN 37221

Send tax bills to:
New Owner

Map 126-16-A Parcel 208

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jonathan Rearden and wife, Kirsten Rearden

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

BRYAN Y. BEAN, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 103 on the Plan of Final Plat Riverwalk Phase 1A, Section 2 and Phase 1B, Section 2 of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennesse, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Jonathan Rearden and wife Kirsten Rearden by Deed of record in Instrument No. 20030701-0091093; dated 6/27/03; said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 408 Treyburn Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of September, 2005.

Jonathan Rearden

Kirsten Rearden

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Jonathan Rearden and Kirsten Rearden the bargainor (s), 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, this 27 day of Sept., 2005.

My commission expires:

MICHELE ROBERTS
Notary Public, State of Florida
My comm. exp. Dec. 13, 2008
Comm. No. DD 378885

Michele Roberts
Notary Public