Return to: First Title and Escrow Company, Inc.
File Number 24726 Box 9B

WARRANTY DEED	State of Tennessee County of ~~Davidson~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.** Affiant Subscribed and sworn to before me, this the 6th day of October, 2005. Notary Public My commission expires: 10-26-2008 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/12/05 15:41 2 pgs
Fees:13.00 Taxes:1295.00
20051012-0123193

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James W. Bearden **Sheila S. Bearden**	**"New Owners"**	**146-14-044**
824 Nanearle Place		
Nashville, TN 37220		

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, WE,

Clinton C. Colmenares and wife, Patricia C. Colmenares

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James W. Bearden and wife, Sheila S. Bearden

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 3 on the Plan of the Resubdivision of Lot Nos. 25 and 26 of Forest Acres Subdivision, Section 3, as of record in Book 2331, Page 19 and amending Book 1424, Page 56, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Clinton C. Colmenares and spouse, Patricia C. Colmenares, by Warranty Deed from Dr. Henry S. Fusner, unmarried, of record in Instrument No. 20040706-0079900, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (X) unimproved (____) property, known as: **824 Nanearle Place, Nashville, TN 37220**

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. 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 my/our hand(s) this **6th** day of **October, 2005.**

Clinton C. Colmenares

Patricia C. Colmenares

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 **Clinton C. Colmenares and wife, Patricia C. Colmenares,** 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 **6th** day of **October, 2005.**

Notary Public

KATHY HARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08