AFTER RECORDING PLEASE RETURN TO:
File #20060174
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/28/06 13:07 2 pgs
Fees:13.00 Taxes:869.50
20060628-0077386

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Bowron	SunTrust Mortgage, Inc.	MAP 155-8-E
(NAME)	(NAME)	
7444 Kreitner Drive	201 Fourth Avenue North, 7th Floor	PARCEL 69
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **John W. Bean, Jr. and wife, Adelheid M. Bean,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth A. Bowron, unmarried and Christopher A. Wells, unmarried as tenants by the entirety, with rights of survivorship,** 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. 46 on the Plan of Re-subdivision of Bellevue Highlands, Phase Two of record in Instrument No. 20012020010403, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John W. Bean, Jr., and wife, Adelheid M. Bean by deed from Michael A. Mayes and wife, Karen E. Mayes of record in Instrument No. 200306300090179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2006, a lien, but not yet due and payable which have been prorated and payment thereof, by acceptance of this conveyance is expressly assumed by Grantees; all matters appearing on the plan of record in Instrument No. 200102020010403; By-laws of Bellevue Highlands Homeowners Association, Inc. of record in Book 11592, page 707; Storm Water Detention Agreement of record in Book 11509, page 615, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **7444 Kreitner Drive, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 26th day of June, 2006.

John W. Bean, Jr.
John W. Bean, Jr.

By: Robert A. Downing his attorney-in-fact.
Robert A. Downing,
His Attorney-in-Fact

Adelheid M. Bean
Adelheid M. Bean

By: Robert A. Downing her attorney-in-fact.
Robert A. Downing
Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of June, 2006, before me personally appeared Robert A. Downing, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of John W. Bean, Jr. and Adelheid M. Bean and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument Number __ 200606280077385 _____ Register's Office for Davidson, Tennessee, being recorded simultaneously herewith.

WITNESS my hand and official seal this 26th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027