Davidson County DEEDWARR
Recvd: 08/07/06 13:28 2 pgs
Fees:13.00 Taxes:619.75

20060807-0096513

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$167,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9.22.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie C. Bearden and Michael P. Harrison 604 Sweetwater Circle Nashville, TN. 37138	1st Horizon Home Loans P.O. Box 7481 Springfield, OH.45501	Map 64-15, Group A Parcel 28

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,

Samuel Hardy and wife, Rosemary Hardy

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Leslie C. Bearden and husband, Michael P. Harrison

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. 67 ON THE PLAN OF REVISION ONE, PLANTATION WALK, SECTION 1 OF RECORD IN PLAT BOOK 7900, PAGE 697, AND AS CORRECTED IN BOOK 9432, PAGE 449, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL HARDY AND WIFE, ROSEMARY HARDY BY DEED FROM JAMES T. FOWLER AND WIFE, JENNIFER R. FOWLER, DATED JULY 28, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000801-0075627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 697, and as corrected in Book 9432, Page 449, Register's Office for Davidson County, Tennessee.
3) Property is subject to Plantation Walk, Section One, Revision One, a Planned Unit Development, Charter of record in Book 9315, Page 723, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Restrictive Covenants contained in Book 9231, Page 719, and supplement in Book 9547, Page 904, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 604 Sweetwater Circle, Nashville, TN 37138
(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 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 our hand(s) this 31 day of July, 2006.

Samuel Hardy

Rosemary Hardy

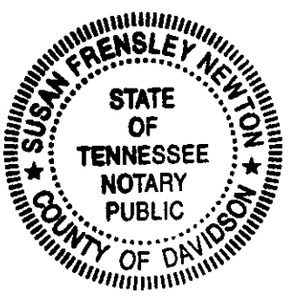
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Samuel Hardy and wife, Rosemary Hardy, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076