STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF December, 200

Notary Public

MY COMMISSION EXPIRES 3-11-09

File No. G6-2149D

Davidson County DEEDWARR
Recvd: 01/10/07 10:16 3 pgs
Fees:18.00 Taxes:675.25
20070110-0004098

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Martin Lewis Starr (NAME)	SAME (NAME)	48-223
4744 McCool Court (STREET ADDRESS	(STREET ADDRESS)	
Nashville, Tennessee 37218 (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 HEREBYACKNOWLEDGED, WE, **Michael B. Bearden and Cynthia F. Bearden, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin Lewis Starr** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 4744 McCool Court, Nashville, TN 37218.

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. Whenever 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 22nd day of December, 2006.

Michael B. Bearden

Cynthia F. Bearden

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 Michael B. Bearden and Cynthia F. Bearden, husband and wife, the bargainor(s), with whom Iampersonally acquainted or 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 and official seal, this 22nd day of December, 2006.

My Commission Expires: 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of December, 2006.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE
STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of December, 2006.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

A portion of land located in the Second Civil District (formerly the 13th Civil District), Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin on the Southern right-of-way line of McCool Road, thence South 24 deg. 06' East along the Eastern margin of a private road (McCool Drive) 142.1 feet to a point, thence South 64 deg. 29' 20" East 317.23 feet to a point, thence South 61 deg. 11' 40" East 152.62 feet to a point, thence South 57 deg. 54' East 254.86 feet to a point, thence South 71 deg. 36' 30" East 133.87 feet to a point, thence South 85 deg. 19' East 219.50 feet to a concrete monument, thence leaving McCool Drive North 38 deg. 28' 39" East 1,296.98 feet to a concrete monument, thence North 69 deg. 25' East 471.7 feet to an iron pin being the Northeast corner, thence South 28 deg. 03' East 238.6 feet to an iron pin, thence South 14 deg. 21' West 635.3 feet to a concrete monument, thence South 65 deg. 51' West 470.3 feet to an iron pin, thence South 4 deg. 55' West 203.0 feet to an iron pin, thence South 84 deg. 46' East 56.05 feet to a concrete monument, thence South 7 deg. 46' West 438.8 feet to an iron pin thence South 3 degrees 20 minutes East 100.30 feet to an iron pin being the Southeast corner, thence South 76 deg. 31' West 91.90 feet to an iron pin, thence North 86 deg. 15' West 219 feet to an iron pin along a fence, thence North 88 deg. 05' West 604.40 feet to a concrete monument by an ash tree, thence North 12 deg. 35' West 92.0 feet to an iron pin, thence North 62 deg. 36' West 334.41 feet to an iron pin, thence North 75 deg. 10' West 187.17 feet to a concrete monument, thence North 34 deg. 06' 16" East 397.58 feet to a concrete monument on the Southern margin of McCool Drive, thence along McCool Drive, North 57 deg. 54' West 190.19 feet to a point, thence North 61 deg. 11' 40" West 146.88 feet to a point, thence North 64 deg. 29' 20" West 335.23 feet to a point, thence North 24 deg. 06' West 167.96 feet to a point on the Southern right-of-way line of McCool Road, thence along right-of-way line on a curve of arc length 17,813 feet, a chord bearing of North 73 deg. 46' 30" East 17,810 feet to a point, thence North 75 deg. 36' East 32.20 feet to the point of beginning, containing 35.624 acres more or less.

~~Being the same property conveyed to Martin Lewis Starr, by Deed of Record as Instrument # [redacted] Register's Office for Davidson County, Tennessee.~~

Being the same property conveyed to Michael B. Bearden etux, Cynthia F. Bearden by deed of record in Boook 5797, page 339, Register's Office for Davidson County, Tennessee.