THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 28275S

Davidson County DEEDWARR
Recvd: 06/26/07 12:51 2 pgs
Fees:13.00 Taxes:762.20
20070626-0076240

MAP/GROUP/PARCEL: 146-04-0-158.00

NEW OWNER'S NAME AND ADDRESS:
MARK BELLMAN & JANE V. BELLMAN
4825 Briarwood Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.,
1001 Semmes Avenue
Richmond, VA 23224

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **ROBERT L. PEARCE and SANDRA R. PEARCE, husband and wife**, hereinafter called Grantors, do hereby transfer and convey unto, **JANE V. BELLMAN, UNMARRIED and MARK BELLMAN, UNMARRIED**, as joint tenants with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 568, on the Plan of Caldwell Hall, XIV, as shown on plat of record in Plat Book 3300, page 77, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert L. Pearce and wife, Sandra R. Pearce by Deed of record in Book 3505, Page 357 recorded 2/14/1963, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 4825 BRIARWOOD DRIVE, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

The signatures of Robert L. Pearce and Sandra R. Pearce, are hereby effected by the signature of their attorney-in-fact, pursuant to the Durable Power of Attorneys, being recorded in Instrument No. 20070626-0070235 and in Instrument No. 20070626-0070234, Register's Office for Davidson County, Tennessee.

Robert L. Pearce by Steve Miller as His attorney in fact.
ROBERT L. PEARCE, by Steve Miller as His Attorney-In-Fact.

Sandra R. Pearce by Steve Miller as His attorney in Fact
SANDRA R. PEARCE, by Steve Miller as Her Attorney-In-Fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, STEVE MILLER AS POWER OF ATTORNEY FOR **ROBERT L. PEARCE and SANDRA R. PEARCE,** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 25th day of June, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY
MY COMMISSION EXPIRES: APRIL 17, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $206,000.00.

Diana Easley
AFFIANT

Sworn to and subscribed before me, this the 25th day of June, 2007.

M Cobb Rochford
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE