THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,650,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY September, 2007. Notary Public MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Bearden	New Owner	MAP 116-7
4306 Lillywood Drive		PARCEL 73
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Thomas C. Beach and wife, Roberta R. Beach**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John B. Bearden and wife, Laura M. 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 the westerly part of Lot No. 25 and the westerly part of the southerly part of Lot No. 27 on the Map of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Book 421, pages 102 and 103, Registers office for Davidson County, Tennessee, and being shown as Lot No. 1 on the Map of a Resubdivision of said lots and other lots, not of record, and described according to copy of the survey thereof made by Harvey Gee, Surveyor, dated November 21, 1949, as follows:

Beginning at a point in the northerly margin of Lillywood Road, formerly Third Street, 200 feet east of the easterly margin of Lynwood Boulevard, at the common corner of the original Lots 25 and 26; thence with the line between said lots and the same extended, northerly 300 feet to a point, thence easterly parallel with Lily wood Road, 195 feet to a point; thence southerly, parallel to Lynwood Boulevard, 300 feet to the northerly margin of Lillywood Road; thence with the margin of the same westerly 195 feet to the beginning.

Being the same property conveyed to Thomas C. Beach and wife Roberta R. Beach of record in Instrument No. 20050504-0049787, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2007 taxes which have been prorated and assumed by Grantee; (2) All matters appearing on the plan of record; (3) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4306 Lillywood Drive, Nashville, TN 37205.**

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( ) this the 14th day of September, 2007.

Thomas C. Beach

Roberta R. Beach

Davidson County DEEDWARR
Recvd: 09/24/07 11:04 2 pgs
Fees:13.00 Taxes:9805.00
20070924-0113616

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas C. Beach** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of September, 2007.

My Commission expires May 24, 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

_____ Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roberta R. Beach** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of September, 2007.

My Commission expires May 24 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

_____ Notary Public