Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00 . Affiant SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2008. Notary Public My Commission Expires: 01/29/2010

WARRANTY DEED

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Affix Seal)

Preparer's File #-08A0051

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anthony Patrick Bordenet and Caitlin Marelle Jenkins 112 Vickey Court Nashville, TN 37211	Sellers Financial Group, Inc. 2323 21st Avenue, suite 500 Nashville, TN 37212	162-13-121

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES T. BEAIRD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANTHONY PATRICK BORDENET AND CAITLIN MARELLE JENKINS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 162-13-121

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Monte Carlo Estates, Section Two-A of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Maria Ruiz by deed of record in Instrument No. 20050316-0029131, filed on 03-16-05, and the same property further conveyed to LaSalle Bank National Association as Trustee for Certificateholders of Bear Sterns Asset Securities I, LLC by Trustees Deed of record in Instrument No. 20070522-0060827, filed on 05-22-07, and the same property further conveyed to James T. Beaird by Special Warranty Deed from LaSalle Bank National Association as Trustee for certificateholders of Bear Sterns Asset Securities I, LLC of record in Instrument No. 20070712-0083115, filed on 07-12-07, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **112 Vickey Court, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **13th** day of **March**, **2008**:

James T. Beaird

James T. Beaird

Davidson County DEEDWARR
Recvd: 03/17/08 15:26 1 pgs
Fees:13.00 Taxes:486.55
20080317-0026905

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES T. BEAIRD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 13th day of March, 2008.

Notary Public

My Commission Expires: 01/29/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON