03

Realty Title Box 48

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***305,000.00.

Affiant

Subscribed and sworn to before me this 28th day of May 2008.

Notary Public

My Commission Expires: 9.30.09

Davidson County DEEDWARR
Recvd: 06/05/08 11:26 2 pg
Fees:13.00 Taxes:1128.50
20080605-0057859

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Jeffrey S. Bayer
4404 Park Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

Suntrust Mortgage , Inc
P.O. Box 79041
Baltimore, MD 21279-0041

MAP & PARCEL NOS.

MAP 091-16-0
PARCEL 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($***305,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Michael L. Bernard and wife, Jessica R. King-Bernard (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jeffrey S. Bayer and wife, Michel C. Bayer, (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:

BEING Lot No. 305 of Block A, on the Plan of Charlotte Park Addition to West Nashville, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Michael L. Bernard and wife, Jessica R. King-Bernard from Jessica E. Young and husband, Stephen E. Smail, by Warranty Deed dated May 27, 2005, of record as Instrument No. 20050608-0065450 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4404 Park Avenue, Nashville, Tennessee 37209.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Charlotte Park Addition to West Nashville, of record in Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of May 2008.

Michael L. Bernard

Jessica R. King-Bernard

BY: _____
Michael L. Bernard, Attorney-in-Fact

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 L. Bernard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of May 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Bernard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jessica R. King-Bernard, and acknowledged that he executed the same as the free act and deed of the said Jessica R. King-Bernard.

WITNESS my hand and seal this 28th day of May, 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY