03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/29/08 14:53 2 pgs
Fees:13.00 Taxes:832.89
20081229-0123022

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,104.24

Affiant

Subscribed and sworn to before me this 23rd day of December, 2008.

Notary Public
My commission expires: 02/22/09

03-0812-35733

Address of New Owner:	Send Tax Bills to:	Tax-Information
Jimmie W. Bearden 312 Van Buren St. Nashville TN 37209	New Owner	082-09-0J 312.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lawrence Bros., LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jimmie W. Bearden,** hereinafter called the Grantees, their successors 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 Unit No. 312 on the Master Deed establishing The Morgan Park Place Condominiums, A Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, and Instrument No. 20071010-0120740, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to LAWRENCE BROS, LLC, a Tennessee limited liability company, by deeds from NEW URBAN CONSTRUCTION, LLC, a Tennessee limited liability company. of record as Instrument No. 20050527-0060136, dated May 11, 2005; from HARRY E. LAWRENCE, of record as Instrument No. 20050525-0058998, dated May 15, 2005; from M & M CONTRACTORS, INC. of record as Instrument No. 20020716-0085282, dated July 10, 2002; from WILL GOODMAN, MARRIED, of record as Instrument No. 20030228-0026773, dated dated February 27, 2003 Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to HARRY E. LAWRENCE of record as Instrument No. 20050525-0058997, dated Mary 19, 2005, said Register's Office. The said HARRY E. LAWRENCE conveyed his interest to LAWRENCE BROS., LLC, by quitclaim deed of record as Instrument No. 20080422-0041055, dated April 15, 2008, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 312 Van Buren St., Nashville, TN 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23rd day of December, 2008.

Lawrence Bros., LLC, a Tennessee limited liability company

By: _____
Frederick S. Lawrence
its Member

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frederick S. Lawrence, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Lawrence Bros., LLC, a Tennessee limited liability company the within named bargainor, and that he is authorized by Lawrence Bros., LLC, a Tennessee limited liability company to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 23rd day of December, 2008.

_____
Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN