03

Realty Title

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2011.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20110032136 DEEDWARR
Recvd: 05/31/11 13:38 2 pgs
Fees:13.00 Taxes:499.50
20110531-0041308

03-1105-37088

Address of New Owner:	Send Tax Bills to:	Tax Information
James Bearden 312 Van Buren St. Nashville TN 37208	New Owner	82-09-0-201

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, William B. Lawrence, Harry E. Lawrence and Frederick S. Lawrence, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Bearden and wife, Julia 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 the southerly 45 feet of Lot No. 17 on the Map of D.T. McGavock's Plan, of record in Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 45 feet on the westerly side of Third Avenue North, formerly College Street, and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to Frederick S. Lawrence and wife, Velvet Hunter by deed from Robert L. Jones and wife, Frances Jones, dated July 27, 2004, recorded August 5, 2004 in Instrument No. 20040805-0094535, Register's Office for Davidson County, Tennessee. Frederick S. Lawrence and wife, Velvet Hunter conveyed subject property to William B. Lawrence, Harry E. Lawrence and Frederick S. Lawrence by Quitclaim Deed dated July 17, 2006, recorded August 4, 2006 in Instrument No. 20060804-0095717, Register's Office for Davidson County, Tennessee.

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 1321 3rd Avenue North, Nashville, TN 37208

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 24th day of May, 2011.

William B. Lawrence

Harry E. Lawrence

Frederick S. Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William B. Lawrence, Harry E. Lawrence and Frederick S. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of May, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

