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STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

James A. Bentley
Affiant

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 89

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE. TN. 37203

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Bentley (NAME)	Mortgage Specialist, Inc. (NAME)	75-10-62.00
8229 Luree Lane (STREET ADDRESS OR ROUTE NUMBER)	2285 Murfreesboro Road (STREET ADDRESS)	4D04175
Hermitage, Tn 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (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, Edward H. Brooks and wife, Karen L. Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Bentley and wife, Kimberly M. Bentley

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 Lot No. 85 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for said County.

SAID Lot No. 85 fronts 80 feet on the west side of Luree Lane and extends back between parallel lines 143.7 feet to a dead line.

Being the same property conveyed to Edward H. Brooks and wife, Karen L. Brooks by deed from Barbara Robertson Herd and husband, Tamer Lowell Herd of record in Book 6701, page 314, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3403, page 556 said Register's Office.

05703

IDENTIFICATION

Feb 1 10 14 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

3287 02/01 0101 03CHECK 233.87

unimproved ( ) This is improved (xx) property, known as 8229 Luree Lane, Hermitage, Tn 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 S/ this 27th day of January, 19 89

Edward H. Brooks

Karen L. Brooks

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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 Edward H. Brooks and wife, Karen L. Brooks

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of January A.D. 89

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Edward H. Brooks and wife, Karen L. Brooks

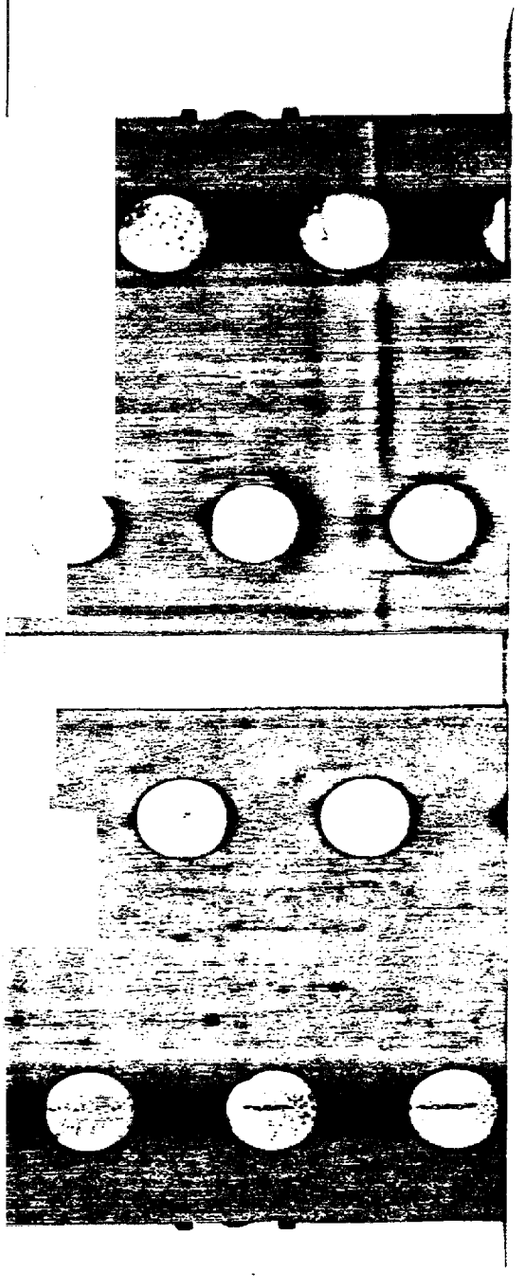
TO

James A. Bentley and wife, Kimberly M. Bentley

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 68900.00
CON TX 227.37
PRFEE 0.50
WDEED 6.00
TOTAL 233.87
~~CHECK 233.87~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
~~02/01/89 01 1015 0001 3287~~

05703

IDENTIFICATION REFERENCE

FEB 1 10 24 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177808