Davidson County DEEDWARR
Recvd: 12/19/02 11:07 2pgs
Fees:13.00 Taxes:658.60

20021219-0156821

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $178,000.00

12/13/02
Affiant

Subscribed and sworn to before me, this 13th day of December, 2002.

Notary Public
My commission expires: 11/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William S. Bentley 1014 Percy Warner Blvd. Nashville TN 37205	Bankers Mortgage Co. 5200 Maryland Way, Suite 310 Brentwood, TN 37027	129-12-0-065.00

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, **Steven T. McNutt, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **William S. Bentley and wife, Stacey A. Bentley**, 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 Lot No. 69, on the Plan of Section 1, Warner Park Valley, of record in Book 3600, Pages 12, 13 & 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Steven T. McNutt, unmarried, by deed from Ruth Dodson, married and husband, Rufus B. Dodson, of record in Book 10154, Page 130, 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 1014 Percy Warner Blvd., Nashville, TN 37205

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 Grantor is 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. Grantor does further covenant and bind himself, his 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 13th day of December, 2002.

Steven T. McNutt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Steven T. McNutt**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 13th day of December, 2002.

Notary Public

My Commission expires: 11/30/04

