WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/03 10:00 2pgs
Fees:13.00 Taxes:617.90

20030318-0035622

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

April Heffel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 2003

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

My Commission Expires September 25, 2004

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Heffel (NAME)	SunTrust Mortgage, Inc. (NAME)	171-02-O-A
231 Glenstone Circle (ADDRESS)	201 Fourth Ave./7th Floor (ADDRESS)	110.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Caroline A. Bennetti and husband, Angelo J. Bennetti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO April Heffel

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:

A certain condominium apartment in Davidson County, TN, described as Unit 110 Brentwood Villa, Phase 3B, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Davidson County, TN, as shown on the plat of Brentwood Villa, Phase 3B, Condominium apartments, recorded in Plat Book 6900, page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84, and Book 7423, page 574, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18 and further amended in Book 7266, page 84 and Book 7423, page 574, and By-Laws recorded in Book 6923, page 986, as amended in Book 7423, page 567, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Caroline A. Illies (now Caroline A. Bennetti), by deed from J. Steven Fields, unmarried, of record in Book 10010, page 722, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 6900, page 329, Register's Office for Davidson County, TN.

Angelo J. Bennetti joins in this conveyeance for the purpose of conveyeing all right, title and interest he may have in and to the above described property as spouse of Caroline A.Bennetti.

unimproved ( )
This is improved (X) property, known as 231 Glenstone Circle, Brentwood, TN 37027
(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 my hand this 17th day of March 2003

Caroline A. Bennetti

Angelo J. Bennetti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caroline A. Bennetti and Angelo J. Bennetti

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of March, 2003.

Commission expires 9/25/2004

Notary Public

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____, _____.

My commission expires _____

_____
Notary Public