WARRANTY DEED

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 30, 2006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Wesley D. Bender
Affiant

Subscribed and sworn to before me, this 18th ~~DAY OF~~ April, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~04/26/05~~ 9-30-06

(AFFIX SEAL)

P-MR-03-5106

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley D. Bender	SunTrust Mortgage, Inc.	
5106 Wilmar	(NAME) P.O. Box 305110	146-15-89
(ADDRESS) Nashville, Tennessee 37220	(ADDRESS) Nashville, TN 37230-5110	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHRYN BROWN, AN UNMARRIED WOMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WESLEY D. BENDER AND WIFE, LEANNE J. BENDER, hereinafter called the Grantees, their heirs and assigns, that 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. 12 on the Plan of Haileywood Estates, Section 2, of record in Book 2331, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cois M. Brown and wife, Kathryn Brown by Deed from Alvin J. Hendryx and wife, Eleanor C. Hendryx, dated 05/30/1980, of record in Book 5608, Page 242, Register's Office for Davidson County, Tennessee. The said Cois M. Brown having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5106 Wilmar, Nashville, Tennessee 37220
(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/our hand(s) this 18th day of April, 2003.

Kathryn Brown

Kathryn Brown

Davidson County DEEDWARR
Recvd: 04/21/03 16:22 2pgs
Fees:13.00 Taxes:665.63

20030421-0052275

STATE OF Tennessee
COUNTY OF Davidson Jeanne Burton Gregory

Personally appeared before me, ~~Carol T. Baker~~, a Notary Public in and for said County and State, the within named Kathryn Brown , an unmarried woman , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2003.

My Commission Expires: ~~01/26/05~~ 9-30-06

Notary Public

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a N otary Public within and for said County and State aforesaid, personally appeared _____ and _____, w ith whom I am personally acquainted and who upon _____ oath(s) ack nowledged _____ to be the _____ and _____ respectiv ely of the _____ the w ithin named bargainor, and corporation, and that _____ as such _____ and _____ being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 18th day of April, 2003.

My Commission Expires _____ _____

Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800