Davidson County DEEDWARR
Recvd: 04/25/03 11:30 3pgs
Fees:18.00 Taxes:6290.00
20030425-0055943

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

BOOK 318 S&R RITA

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Michel G. Kaplan, Trustee 424 Church St., Ste 2000 Nashville, TN 37219	Same	Map 144 Parcel 88.00

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Bruce L. Bennett ("Grantor") has bargained and sold and does hereby bargain, sell, convey unto Michel G. Kaplan, Trustee of the 5909 Hillsboro Road Real Estate Trust Under Agreement Dated March 31, 2003, not of record, ("Grantee"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 1 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326 and 327, as amended at Book 11595, page 671, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce Bennett by deed from Richard M. Small of record at Instrument No. 20000825-0084245, Register's Office for Davidson County, Tennessee.

This is improved property located at 5909 Hillsboro Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its heirs, successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons whomsoever.

Angela L. Bennett, spouse of Grantor, joins in this conveyance to convey all of her right, title and interest which she may have in the above-described real estate due to her marital status.

WITNESS the signature of Grantor and Angela L. Bennett, this the 24 day of April, 2003.

Bruce L. Bennett

Angela L. Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bruce L. Bennett and wife, Angela L. Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and that they acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 24th day of April, 2003.

NOTARY PUBLIC

My Commission expires: 7-24-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2003.

Notary Public

My Commission Expires: 7-24-2004

EXHIBIT A

Permitted Title Encumbrances

1. Real property taxes for 2003 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the Plat of Final Plat of Bancroft of record in Plat Book 9700, page 326 and 327, RODC.

3. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 10366, page 623, Register's Office for Davidson County, Tennessee, and Second Amendment of record in Book 10564, page 570, said Register's Office.

4. All matters shown on a survey prepared by Roger H. Fuqua, TN RLS No. 502 of Ragan-Smith-Associates, Inc. dated April 14, 2003.

5. Amendment to Plat to change building envelope of record at Book 11595, page 671, RODC.

6. Charter of Bancroft Homeowner's Association, Inc. of record at Book 11350, page 856, RODC.