RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/03 15:17 3pgs
Fees:18.00 Taxes:351.50
20030826-0123847

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $95,000.00

Courtney E. Cripps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF August, 2003.

June E. Rowell
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19666SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan Bennett Karen Bennett 106 Alhambra Circle Nashville,TN 37207	SAME	60-12-133

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wells Fargo Bank of Minnesota, N.A., and Frank C. Bradford, Jr., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jonathan Bennett and Karen Bennett, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 78 and 79 in Capital View Subdivision, a plan of which is of record in Book 974, pages 52 and 53, in the Register's Office for Davidson County, Tennessee.
>
> Said lots adjoin and front 72 feet each on the southerly side of Alhambra Circle and extend back southerly between parallel lines 342.9 feet on the westerly margin and 369.2 feet on the easterly margin to a dead line, measuring 72 feet each of said rear line.
>
> Being the same property conveyed to Wells Fargo Bank of Minnesota, N.A., by Successor's Trustee Deed from Robert S. Coleman, Jr., Successor Trustee, of record as Instrument No. 20011218-0139598 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities applicable to this property; whether shown of record or ascertainable by a visual inspection of the property, and any other restrictions or encumbrances as may be shown of record in the Register's Office for Davidson County, Tennessee; and
3. Matters shown on plan of record in Book 974, pages 52 and 53, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 110 Alhambra Circle, Nashville, TN 37207.

This is not the usual place of residence for Frank C. Bradford, Jr., Grantor.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 25 day of August 2003.

Wells Fargo Bank of Minnesota, N.A.

By: Todd A Bricker, Atty in Fact
Todd A. Bricker, Attorney-In-Fact

Frank C Bradford Jr.
Frank C. Bradford, Jr.

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 Todd A. Bricker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Wells Fargo Bank of Minnesota, N.A., as it's Attorney in Fact, as the free act and deed of the within named Wells Fargo Bank of Minnesota, N.A.

Witness my hand and official seal this 25th day of August 2003.

Stephen G. Porter Spain
NOTARY PUBLIC

My Commission Expires: 3/25/06

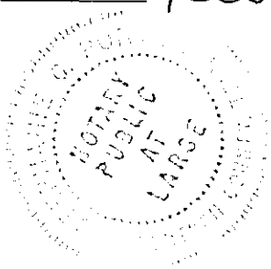
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On August 25, , 2003, before me personally appeared Frank C. Bradford, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

Witness my hand and official seal this 25 day of August, 2003.

NOTARY PUBLIC



My Commission Expires: 3/25/06