WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/04 14:39 2pgs
Fees:13.00 Taxes:869.13

20040406-0038983

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$234,900.00**

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2004.

Notary Public

My commission expires: 11/26/05

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Julie A. Baker	**Southstar Funding, LLC**	**117-07-0-J-002co**
2017 Lombardy Avenue	**400 Northridge Road, Suite 1000**	
Nashville, Tennessee 37215	**Atlanta, GA 30350**	

FOR AND IN 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, I,

Bonnie Lee Bentley, unmarried

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

Julie A. Baker , UNMARRIED

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:

LAND in Davidson County, Tennessee, a certain Condominium Apartment being Unit No. 2017 on the Plan of The Kingsbridge Condominiums, together with allocated parking space No. P-11, as of record in Book 7105, Page 777 and as amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, to which said plan as set forth in Exhibit "C" to the Master Deed and By-Laws is incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Bonnie Lee Bentley, by Warranty Deed from Christy Jean Crutchfield Fields and spouse, James B. Fields, of record in Book 11377, Page 937, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Kingsbridge Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (_X__) Unimproved (____) property, known as: **2017 Lombardy Avenue, Nashville, Tennessee 37215**

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 convenant 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 **2nd** day of **April, 2004.**

Bonnie Lee Bentley

Bonnie Lee Bentley

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 **Bonnie Lee Bentley,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **April, 2004.**

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12-12-04

Co 12/04