03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/04 10:36 2pgs
Fees:13.00 Taxes:303.40

20040604-0066007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$82,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of May, 2004

Notary Public
My Commission expires: 3/14/05
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Morris	Residential Loan Centers of America, Inc.	108-03-0-161.00
1206 Waggoner Drive	6465 N. Quail Hollow Road, Suite 200	
Nashville, TN 37214	Memphis, TN 38120	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bentley Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael N. Morris and wife, Kayla L. Morris**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 109B on the plan of the revision of Lot 109 A&B Zone Lot Division, Section Six, Patio Villa, of record in Plat Book 6250, page 489, amended in Plat Book 6900, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Travis Prince, by Substitute Trustee's Deed from William Timothy Hill, as Substitute Trustee, on September 5, 2003, of record in Instrument Number 20030908-0131045, Register's Office for Davidson County, Tennessee. And further conveyed to Bentley Investments, LLC by Quitclaim Deed from Travis Prince on January 22, 2004, of record in Instrument Number 20040122-0008804, said Register's Office. Said Quitclaim Deed erroneously referred to Lot No. 10B instead of Lot No. 109B.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6250, page 489, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6199, page 70; and Book 6555, page 576, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1206 Waggoner Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 28, 2004.

Bentley Investments, LLC

BY: TRAVIS PRINCE
CHIEF MANAGER

JUSTIN PRINCE
SECRETARY Justin Prince

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of May, 2004, before me, appeared Travis Prince & Justin Paine to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of **Bentley Investments, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Travis Prince, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: