03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 06/21/04 14:09 2pgs
Fees:13.00 Taxes:425.50
20040621-0073215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2004.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Shannon Bentley	Countrywide Home Loans, Inc.	86-07-0179
1800 Barnwell Court	3011 Armory Drive, Suite 120	
Hermitage TN 37076	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leigh Ann Dans, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Shannon E Bentley, hereinafter called the Grantee, their successors 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, being Lot No. 247, on the Plan of V-B, Revised Jackson's Retreat, of record in Book 6250, Page 905, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Leigh Ann Dans, unmarried, by deed from Jeanette B. Broughton, unmarried, dated June 30, 1993, of record in Book 9002, Page 43, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1800 Barnwell Court, Hermitage, TN 37176

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of June, 2004.

Leigh Ann Dans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leigh Ann Dans, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 15th day of June, 2004.

Notary Public

My Commission expires 03/14/05