THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22936-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,712,500.00. Rachel Neal Affiant Subscribed and sworn to before me this 30th day of June, 2004. Christina M. Read Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charlie W. Brinkley, Jr. Sherry H. Brinkley 2016 Sunset Hills Terrace Nashville, TN 37215	New Owner	Map No.145.00-0 Parcel No. 127.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin P. Bennett, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charlie W. Brinkley, Jr. and wife, Sherry H. Brinkley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2016 Sunset Hills Terrace, Nashville, TN 37215

Linda L. Bennett, wife of Martin P. Bennett, hereby joins in the execution of this instrument in order to convey any and all marital interest she may have in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of June, 2004.

Martin P. Bennett

Linda L. Bennett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Martin P. Bennett and Linda L. Bennett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 07/02/04 14:32 2pgs
Fees:13.00 Taxes:6336.25

20040702-0079340

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat Re-subdivision of Lot 3 2002 Tyne and Lot 2 Re-subdivision of the Lewis Frazier Property, as of record in Plat Book 11190, page 6, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Martin P. Bennett, unmarried by Deed dated, June 12, 2000 from Leigh S. Shelmach and wife, Rhonda E. Stelmach of record in Instrument No. 20000613-0058895, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which are being prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 7341, page 704, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 11190, page 6, Register's Office for Davidson County, Tennessee.