File Box 19 B

04-08-003 DA

This Instrument Prepared By:
Watauga Title Company, Inc.
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Nashville Property Managers, LLP

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **117-13**
GROUP
PARCEL **32**

Davidson County DEEDWARR
Recvd: 08/18/04 15:34 2pgs
Fees:13.00 Taxes:869.50

20040818-0100020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lynch D. Bennett, Jr.**, unmarried, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Nashville Property Managers, LLP**, a Tennessee limited liability partnership, hereinafter called the "GRANTEE", its 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. 18 on the Plan of Wallace Subdivision, Part 3, of record in Plat Book 1130, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Lynch D. Bennett, Jr. by deed from Homer Gibbs, Trustee of the Louise C. Bennett Family Trust, (16.8%) of record in Instr. 20001128-0116549, and Deeds from SunTrust Bank, Executor of the Estate of Louise C. Bennett, deceased, of record in Instr. 20010907-0097225 (46.25%) and Instr. 20010907-0097226 (36.95%), Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 3919 Vailwood Dr., 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 "GRANTEE", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same i s u nencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 the 16th day of August, 2004.

Lynch D. Bennett Jr
by G. Philip Anderson
Attorney in Fact

Lynch D. Bennett, Jr. by G. Philip Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **G. Philip Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney in Fact for **Lynch D. Bennett, Jr.**, the bargainors, and that as such Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Lynch D. Bennett, Jr. as his free act and deed..

WITNESS my hand and official seal this 16th day of August, 2004.

M.L. Hickernell

NOTARY PUBLIC

M.L. HICKERNELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

Lynch D. Bennett Jr
by G. Philip Anderson
Attorney in Fact

AFFIANT

Subscribed and sworn to before me on this 16th day of August, 2004.

M.L. Hickernell

NOTARY PUBLIC

M.L. HICKERNELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 8-14-05