Davidson County DEEDWARR
Recvd: 08/25/04 10:26 2pgs
Fees:13.00 Taxes:371.33

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This instrument was prepared by.

Smith, Hirsch, Blackshear & Harris, PLC
One Vantage Way, Suite B-105
Nashville, TN 37228
(615) 242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $100,360.00

Affiant

Subscribed and sworn to before me, this 19th day of ~~August, 2004.~~

Notary Public

My Commission Expires: 7/21/2007

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

MAP/PARCEL# 150-1-225

The Name and Address of the new owner is:

Markku O. Seppanen
124 Lake Terrace CR.
Nashville, TN 37217

MAIL TAX BILLS TO:

National City Mortgage Company
3232 Newmark Drive
Miamisburg, OH 45342

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between THE ESTATE OF ALFRED E. BENNETT, hereinafter referred to as, GRANTOR, and MARKKU O. SEPPANEN, A MARRIED MAN hereinafter referred to as GRANTEE.

W I T N E S S E T H :

That for and in consideration of Ten Dollars, Cash in hand paid by GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, his heirs and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot(s) 676, as shown on the map entitled Edge-O-Lake Estates, Section 16, of record in Plat Book 4175, page(s) 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALFRED E. BENNETT, ET UX,, ANNIE C. BENNETT by deed from LONNIE L. NELSON ET UX, VICKIE M. NELSON, of record in Book 7290, page 773, dated June 30, 1987, said Register's Office. The said Annie C. Bennett having predeceased the said Alfred E. Bennett whose will appears of record as Imaging No. 4763/878897, in the County Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the matters on the Plan of record in Book 4175, page 157 and restrictive covenants contained of record in Book 4468, page 565, said Register's Office.

This is improved property known as 2817 Creekview Drive, Nashville, Tennessee 37217.

To HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 19th day of August, 2004.

ESTATE OF ALFRED E. BENNETT

BY: Denise Bennett, executrix
DENISE BENNETT, EXECUTRIX

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **Denise Bennett** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged herself to be the **Executrix for the Estate of Alfred E. Bennett**, the within named bargainor, and that she as such Executrix executed the foregoing document for the purposes therein contained, by signing the name of the Estate of Alfred E. Bennett by herself as Executrix.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of August, 2004.

Notary Public

My Commission Expires: 7/21/2007

CAROLYN PIPHUS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007