STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of September, 2004.

Notary Public

My Commission Expires: 11/22/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/24/04 12:54 2pgs
Fees:13.00 Taxes:506.53
20040924-0115541

ADDRESS NEW OWNER(S) AS FOLLOWS:
Barbara Guise
5913 Retriever Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-080-A-064.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin D. Bendorf and wife, Lisa K. Bendorf** hereinafter referred to as Grantors, hereby transfers and conveys to **Vicent Guise and Babara Guise, Trustee of the Vincent Guise and Barbara Guise Revocable Trust u/a/d September 3,1998,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 64 on the Plan of hunters Branch, Section 2B, of record in Plat Book 6900, Page 337, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 95.72 feet on the westerly margin of Retriever Court and runs back 142.86 feet on the southerly line and 134.93 feet on the northerly line to a line in the rear, which measures 40.00 feet thereon.

Being the same property conveyed to Kevin D. Bendorf and wife, Lisa A. Bendorf by Warranty Deed from David W. Yates, of record in book 10268, page 693, Register's Office for Davidson County, Tennessee, dated November 22,1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 336-337, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee.

Easement for SS\SD of record in Book 7492, Page 583, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6632, Page 424, book 8923, page 318, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 6612, Page 885, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6632, Page 429, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5913 Retriever Court, Antioch, Tennessee 37013.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 20th day of September, 2004.

Kevin D. Bendorf

Lisa K. Bendorf

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Bendorf and Lisa K. Bendorf, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal this 20th day of September, 2004.

Notary Public

My Commission Expires: 11/22/08

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