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. 23923-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Benjamin S. Mitchell Ann R. Mitchell 104 Bonaventure Place Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.116.06 Parcel No. 34.00

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, **William F. Harnisch and wife, Ruth A. Harnisch**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin S. Mitchell and wife, Ann R. Mitchell** ("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 104 Bonaventure Place, Nashville, TN 37205

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 28th day of February, 2005.

William F. Harnisch, BY: George E. Mudter, Jr., Attorney-In-Fact

Ruth A. Harnisch, BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George E. Mudter, Jr.**, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **William F. Harnisch and Ruth A. Harnisch** and is authorized by the said **William F. Harnisch and Ruth A. Harnisch** to execute this instrument on THEIR behalf. Ruth A. Harnisch and Ruth Ann Harnisch are one and the same person

Witness my hand, at Office, this 28th day of February, 2005.

My commission expires:
5/28/06

Tracey A Brooks
Notary Public

TRACEY A. BROOKS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/03/05 14:36 2 pgs
Fees:13.00 Taxes:4255.00

20050303-0023681

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bonaventure Place, as of record in Plat Book 5200, page 424 and 425, revised in Plat Book 5200, pages 448 and 449, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William F. Harnisch and wife, Ruth A. Harnisch by deed dated June 20, 1991 from Union Planters National Bank of record in Book 8380, page 350, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Bonaventure Place, of record in Book 5901, page 295 amended and restated in Book 9489, page 922, re-recorded in Book 9511, page 811, 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. Amendment of Charter of Incorporation of Bonaventure Place Homeowner's Association of record in Book 8905, page 91, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 424 and 425 revised in Book 5200, page 448 and 449, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 6148, page 250, Register's Office for Davidson County, Tennessee.