WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jennifer S. Bennett	Bank of America, N.A.	Map 96
2818 Blue Brick Drive	900 W. Trade Center	Group 6
Nashville, TN 37214	Charlotte, NC 28255-0001	Parcel 8

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ola Faye Dube, Sole Heir of the Estate of Madge A. Mahon

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jennifer S. Bennett, unmarried
hereinafter called the 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. 39 on the Map of Section One, Clover Bottom Subdivision, of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the easterly margin of Blue Brick Drive, at the corner of Lots 17 and 39; thence with the margin of said Drive, northerly 192.79 feet to another concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 42 feet to the corner of Lot 38; thence with the line between Lots 38 and 39, southerly 171 feet to the common corner of Lots 38, 39, 18 and 19; thence with the dividing line between Lots 17, 18 and 39, westerly 158 feet to the point of beginning.

Being the same property conveyed to Walter R. Mahon and wife, Madge A. Mahon, for and during the term of their natural life, with the remainder to Ola Faye Dube, by deed of record in Book 4432, Page 575, said Register's Office. See also Quitclaim Deed from Ola Faye Dube to Madge A. Mahon, of record in Book 9259, Page 213, said Register's Office. The said Walter R. Mahon having predeceased Madge A. Mahon. Madge A. Mahon died leaving as Sole Heir the Grantor herein.

This conveyance is subject to Restrictions of record in Book 1581, Page 427, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 50, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2818 Blue Brick Drive, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 04/25/05 10:29 2 pgs
Fees:13.00 Taxes:388.50
20050425-0045525

Witness my hand this 22nd day of April, 2005.

Estate of Madge A. Mahon

Ola Faye Dube

By: Ola Faye Dube, Sole Heir

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ola Faye Dube, Sole Heir of the Estate of Madge A. Mahon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Sole Heir of the Estate of Madge A. Mahon and as such Sole Heir, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 22nd day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

