This instrument prepared by:
Kay B. Housch, Esq. BPR#010995
Suite 310, 222 Second Avenue North
Nashville, Tennessee 37201

FILE NO: 2005027

Davidson County DEEDWARR
Recvd: 05/16/05 16:13 2 pg
Fees:13.00 Taxes:149.85

20050516-0055121

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) SunTrust Bank, Co-Trustee	(NAME) same as new owner	Map 161
(STREET ADDRESS) P. O. Box 305110	(STREET ADDRESS)	Parcel 270
(CITY) Nashville (STATE) TN (ZIP) 37230-5110	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, W. L. Bainbridge, III and wife, Josephine G. Bainbridge have this day bargained and sold, and do hereby transfer and convey unto the said Elizabeth Clements and SunTrust Bank,(formerly Third National Bank in Nashville Trustee,) Co-Trustees u/w Valeria Clements f/b/o Betty Armistead the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Resubdivision of Lot No. 1 Maple Ridge as shown on plat of record in Plat Book 8250, page 187 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Together with an easement appurtenant thereto as set forth in instrument of record in Book 8941, page 180, said Register's Office.

Being the same property conveyed to W. L. Bainbridge, III by deed of record in Book 6811, page 261, as re-recorded in Book 7037, page 49, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,500.00 - which amount represents the value of Grantor's percentage interest in the herein described property.

Subscribed and sworn to before me this the 13th day of May, 2005.

Affiant

My commission expires: 7/30/05 (Affix Seal)

Notary Public

B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY

This is improved property, known as 5835 Nolensville Pike, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 13th day of May, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. L. Bainbridge, III

Josephine G. Bainbridge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. L. Bainbridge, III and wife, Josephine G. Bainbridge, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of May, 2005.

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES: OCTOBER 12, 2008

Notary Public
My Commission Expires: 10/12/2008

ENCUMBRANCES:

1. 2005 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8506, page 675, Register's Office of Davidson County, Tennessee.
3. Easement for Ingress and Egress of record in Book 8941, page 180, Register's Office of Davidson County, Tennessee.
4. Easement Agreement to South Central Bell of record in Book 8384, page 29, Register's Office of Davidson County, Tennessee.
5. Perpetual Easement for highway purposes of record in Book 4018, page 600, Register's Office of Davidson County, Tennessee.
6. All matters shown on the plan of record in Plat Book 8250, page 187, Register's Office of Davidson County, Tennessee.
7. Subject to title in undivided percentage interests of Third National Bank in Nashville, Trustee, now SunTrust Bank, Trustee and James H. Armistead, III, by deeds of record in Book 9694, page 697, and in Book 11452, page 340, Register's Office of Davidson County, Tennessee.