05050111

Davidson County DEEDWARR
Recvd: 07/18/05 15:17 2 pgs
Fees:13.00 Taxes:74.00

20050718-0083322

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2005

NOTARY PUBLIC

My Commission expires: 7/29-06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
SUCCESSFUL SURVIVORS	SAME	Map:71-1-58 Parcel:
(NAME) 1209 JACKSON STREET	(NAME) 1209 JACKSON STREET	Map: Parcel:
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS) NASHVILLE, TN 37208	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 05050111

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ERVIN C. BENDER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SUCCESSFUL SURVIVORS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 31 through Lot 37, as shown on the map entitled Map of E.C. Scruggs Monticello Subdivision, of record in Plat Book 57, page(s) 138, 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 ERVIN C. BENDER AND WIFE, CORNELIA P. BENDER A/K/A CORNELIA BENDER, by deeds of record in Book 1339, page 379, Book 1941, page 234 and Book 2012, page 545, said Register's Office. The said Cornelia P. Bender having since died.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1) Matters shown on the Plan of record as Instrument No. 20030825-0122819, said Register's Office.
2) Easements retained by Metropolitan Government of Nashville and Davidson County in Ordinance No. BL2002-01279.

This is unimproved property known as 2201 OLD MATTHEWS ROAD, Nashville, Tennessee 37207

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of July, 2005

Ervin C Bender
ERVIN C. BENDER

STATE OF TENNESSEE

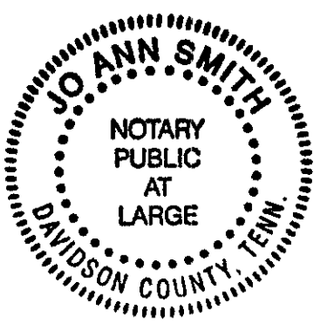
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ERVIN C. BENDER the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 15th day of July, 2005.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 7-29-06



My Commission Expires JULY 29, 2006