WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/05 16:28 2 pgs
Fees:13.00 Taxes:414.40
20050802-0090574

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $112,000.00.

Affiant

Subscribed and sworn to before me this 26 day of July, 20 05.

Notary Public

My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James W. Potter	BNC Mortgage, Inc.	061-16-0-75.00
1306 Cardinal Avenue	1901 Main Street	
Nashville, TN 37216	Irvine, CA 92614	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bentley Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James W. Potter and Shannon A. Mueller,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 of Block "B" on the plan of Greenland Estates, of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin Prince, unmarried, by deed from Hughette S. Cook, a widow, on February 10, 2005, of record in Instrument Number 20050211-0016181, Register's Office for Davidson County, Tennessee. And further conveyed to Bentley Investments, LLC by Quitclaim Deed from Justin Prince, unmarried of record in Instrument Number 20050427-0046805, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 13, Register's Office Davidson County, Tennessee.

This is improved property known as: **1306 Cardinal Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 28, 2005.

Bentley Investments, LLC

By Justin Prince

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of July, 2005, before me, appeared Justin Prince, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Bentley Investments, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Justin Prince, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

