Davidson County DEEDWARR
Recvd: 08/04/05 08:34 2 pgs
Fees:13.00 Taxes:266.40

20050804-0091468

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 72,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00936

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Julia Bennett	Churchill Mortgage Corporation	MAP:
500 Paragon Mills Road, K-6	761 Old Hickory Blvd.,Suite 401	Parcel:133-11A 64.00 CO
Nashville, TN	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELIZABETH MIRANDA PENCE AND WIFE, NEAL H. PENCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JULIA BENNETT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 500 Paragon Mills Road, K-6, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 29th day of July, 2005.

Elizabeth Miranda Pence

Neal H. Pence by Elizabeth Miranda Pence, Attorney in fact

Neal H. Pence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, ELIZABETH MIRANDA PENCE AND NEAL H. PENCE, the bargainor(s), 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 Brentwood, Tennessee , this 29th day of July, 2005.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

SITUATE IN THE NINETEENTH (19TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT K-6 OF THE CANTERBURY HALL CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 5440, PAGE 255, AS AMENDED IN BOOK 5441, PAGE 819, AND AS SHOWN BY A MAP OF RECORD IN PLAT BOOK 5200 AT PAGE 159 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS OFFICE.

INCLUDED HEREWITH IS AN UNDIVIDED INTEREST IN THE CONDOMINIUM COMMON AREA.

BEING THE SAME PROPERTY CONVEYED BY DEED CREATING A TENANCY BY THE ENTIRETY FROM ELIZABETH MIRANDA PENCE TO ELIZABETH MIRANDA PENCE AND WIFE, NEAL H. PENCE AS RECORDED ON THE 26TH DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040226-0021788 AND WARRANTY DEED FROM ROBERT RANDY MILLER AND BETH BAIRD MILLER, HUSBAND AND WIFE TO ELIZABETH MIRANDA, A SINGLE PERSON AS RECORDED ON THE 2ND DAY OF JUNE, 1995 IN BOOK 9688, PAGE 855, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.