FILE BOX 45

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

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 $92,500.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2005.

Notary Public
My commission expires: 1/24/09

15-0508-150423

Address of New Owner:	Send Tax Bills to:	Tax Information
Alejandro Oliverez-Gonzaga 113 Elberta Street Nashville TN 37211	MiCasa of America, LLC 1011 Cherry Ave. Nashville, TN 37203	119-05-0 238.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John P. Bennett. Jr., unmarried, and, Manita S. Allen Bennett, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alejandro Olivarez-Gonzaga and wife, Estner Vargas,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING the easterly 50 feet of Lots Nos. 177, 178 and 179 on the map of the re-subdivision of Lots Nos. 3, 4, and parts of Lots Nos. 5 and 6 in Cumberland Nurseries, of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John P. Bennett, Jr., unmarried and Manita S. Allen, unmarried, as joint tenants with right of survivorship, by deed from Raymond Christopher Cothron dated September 22, 1988, of record in Book 7661, Page 392, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 113 Elberta Street, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: 08/15/05 13:39 2 pgs
Fees:13.00 Taxes:342.25

20050815-0096329

WITNESS my hand this 11th day of August, 2005.

John P. Bennett. Jr.

Manita S. Allen Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John P. Bennett. Jr. and Manita S. Allen Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 11 day of August, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9-16-07

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

FILE BOX 45