This space for Register's Office:

Davidson County DEEDWARR
Recvd: 09/06/05 10:33 2 pgs
Fees:13.00 Taxes:296.00

20050906-0106401

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle
Brentwood, TN 37027

ADDRESS NEW OWNER:
Maurice Fitzgerald, Jr.
3044 Sunnyview Drive
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

Map # 59.05-0-284.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Kimberly Bentley** hereinafter called the **Grantors**, does hereby convey unto **Maurice Fitzgerald, Jr., unmarried**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 288 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460 Page 85, Register's Office for said County.

Being the same property conveyed to William C. Bentley and wife Katie Bentley on August 13, 1976 by Warranty Deed of record In Book 5058 Page 887 said Register's Office; both having since died; Katie Bentley prior to William C. Bentley; Title vests in Kim Bentley Burns by virtue of Last Will & Testament of William Celious Bentley, wherein property was bequeathed to Kay Douglas Bentley, however, Kay Douglas Bentley is deceased, leaving title to vest in Kim Bentley Burns. Kimberly Bentley and Kim Bentley Burns are one and the same person.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 3044 Sunnyview Drive, Nashville, TN 37218.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this 20 day of July, 2005.

Kimberly Bentley

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Kimberly Bentley known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 31st day of August, 2005.

Notary Public in and for the
State of Tennessee

NOTARY PUBLIC AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn and subscribed before me on 8/31/2005

Notary Public

My Commission Expires: 6/22/2008.

NOTARY PUBLIC AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE