FILE BOX #5

WARRANTY DEED

ZANA C. PETTY 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 $ 119,000.00

James A. Bentley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James A. Bentley	NEW OWNER	Map 96
2721 Nodyne Drive		Group 13
Nashville, TN 37214		Parcel 58

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Elfriede Muggler, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James A. Bentley and wife, Teresa Bentley
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 76, on the Plan of Perry Heights Subdivision, of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Elfriedge Muggler by Quitclaim Deed from Werner R. Muggler of record in Book 9555, Page 478, said Register's Office. See also deed of record in Book 5997, Page 515, and re-recorded in Book 5998, Page 922, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2928, Page 445 and Book 2991, Page 45, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 2900, Page 18, said Register's Office; (2) Joint Driveway Easement of record in Book 4942, Page 47, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2721 Nodyne Drive, Nashville, TN 37214

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 2nd day of September, 2005.

Elfriede Muggler
Elfriede Muggler

Davidson County DEEDWARR
Recvd: 09/07/05 11:01 2 pgs
Fees:13.00 Taxes:440.30

20050907-0107323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elfriede Muggler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 2005.

My Commission Expires: 1.27.07

Notary Public

