Davidson County DEEDWARR
Recvd: 11/03/05 15:05 3 pgs
Fees:18.00 Taxes:443.63
20051103-0133398

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Anthony E. Mendez
112 Benson Road
Nashville, TN 37214

MORTGAGEE
Realty Mortgage Corporation
7000 Executive Center Drive, Suite 200
Brentwood, TN 37027

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 085-13, PARCEL 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dena Crim Bost and husband, Christopher Bost h**ereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony E. Mendez and wife, Lois E. Mendez,** 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:

Land lying in the First Civil District of Davidson County, Tennessee, being located on the northerly side of Benson Road and being more particularly described according to a property survey dated October 14, 1991, by John Kohl and Company, P.C., Tennessee License No. 1459 and being all of the property described in Deed Book 8480, Page 857, Register's Office, Davidson County, Tennessee and further described as follows:

Beginning at the southeasterly corner of the herein described tract at the common corner of the property now or formerly conveyed to Curtis C. Youngblood as of record in Book 2145, Page 163, Register's Office for Davidson County, Tennessee and lying in the northerly right of way of Benson Road; thence continuing with the northerly right of way of Benson Road with a curve to the left; with a radius of 1276.66 feet an arc length of 85.26 feet along a chord of South 84 deg., 38 min. 29 sec. West, 85.24 feet to another curve to the left, with a radius of 263.20 feet and arc length 154.60 feet along a chord of South 65 deg. 54 min. 05 sec. West, 152.39 feet to the southeasterly corner of the herein described tract; thence leaving said right of way of Benson Road and running along the side of a ingress/egress easement and access with the following three calls: North 17 deg. 50 min. 00 sec. East, 276.44 feet to an iron pin; thence North 36 deg. 55 min. 00 sec. East, 68.70 feet to an iron pin; thence North 39 deg. 45 min. 00 sec. East, 54.58 feet to a point; thence North 61 deg. 25 min. 00 sec. East, 112.04 feet to a point; thence North 6 deg. 25 min. 00 sec. East, 75.28 feet to a large dead oak; thence North 53 deg. 33 min. 18 sec. East, 6.94 feet to the northeasterly corner of the herein described tract; thence South 2 deg. 30 min. 00 sec. West, 73.35 feet to an iron pin; thence South 43 deg. 10 min. 00 sec. West, 47.20 feet to an iron pin; thence South 2 deg. 30 min. 00 sec. West, 315.00 feet to the point of beginning and containing 1.167 acres, more or less.

Being the same property conveyed to Dena Y. Crim, an unmarried woman by deed from MeritBanc Development Corporation, dated October 30, 1991 and of record in Book 8480, Page 857, Register's Office, Davidson County, Tennessee.
Dena Y. Crim and Dena C. Bost is one and the same person.

Christopher Bost herein joins to convey any and all rights and interests he may have, if any.
This is the same description as in previous deed of record.
This conveyance is subject to Easements for Sewers and Storm Water Drainage of record in Book 4774, Page 909; Book 5558, Page 1 and Book 5582, Page 820, said Register's Office.
This conveyance is subject to a Ingress and Egress Easement of record in Book 6503, Page 650, said Register's Office.
This conveyance is subject to Flowage Easement of record in Book 2275, Page 339, said Register's Office.
This conveyance is subject to ROW Easement of record in Book 855, Page 343, said Register's Office.
This conveyance is subject to a Easement for the flow of the Stones River and any draina or drainage ditches across the property.
This conveyance is subject to a Easement of record in Book 5116, Page 638, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **112 Benson Road 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 our hands this 28th day of October, 2005.

Dena Crim Bost

Christopher Bost

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dena Crim Bost and husband, Christopher Bost, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2005.

NOTARY PUBLIC

DENA ROBINSON NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $119,900.00.

AFFIANT

Subscribed and sworn to before me this 28th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 12.15.07

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.