RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2005.

JANE GRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 9/30/04

My Commission Expires SEPT 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL BEDWELL 208 Moncreif Avenue Goodlettsville, TN 37072	Same as new owner	MAP 24-04 PARCEL 2.01

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100 ($114,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **PATRICIA G. LAYHEW, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL BEDWELL, a single man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract No. 3 of the land conveyed to Matt N. Thompson, et ux, by deed from H.H. Lampley, et ux, as of record in Book 3529, Page 291, Register's Office for Davidson County, Tennessee, and described according to a survey by R. Gee, Surveyor, May 15, 1962, as follows:

Beginning at a point on the southerly margin of Moncrief Avenue, common corners of Tracts 2 and 3; thence with the line between tracts 2 and 3, So. 3 degrees 04 minutes East 150 feet to a point; thence South 87 degrees 00 minutes West 94 feet to an iron pin; thence North 6 degrees 15 minutes East 152 feet to an iron pin; thence with Moncrief Avenue, North 87 degrees 00 minutes east 69.4 feet to the point of beginning.

Being the same property conveyed to Patricia G. Layhew, not married by Quitclaim Deed from Elizabeth Dismang, married, of record in Instrument No. 20051012-0122849, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 3529, page 291; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Davidson County DEEDWARR
Recvd: 11/14/05 10:00 2 pg
Fees:13.00 Taxes:425.13
20051114-0136889

This is improved property known as 208 Moncreif Avenue, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are not yet due or payable.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 7th day of November, 2005.

Patricia G. Layhew

PATRICIA G. LAYHEW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Patricia G. Layhew, 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 seal, this the 7th day of November, 2005.

JANE GRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/ My Commission Expires SEPT. 30, 2006