WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/06 09:25 2 pgs
Fees:13.00 Taxes:407.00
20060405-0038762

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00**

Affiant

Subscribed and sworn to before me this 30th day of March, 2006

Notary Public
My Commission expires: 9-23-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bentley Investments, LLC	SAME	83-01-0-143.00
1022 Sharpe Ave.		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William R. Stinson, Jr. and wife, Brina J. Stinson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bentley Investments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 50 feet of Lot No. 17 in W.H. Hyronemus' Addition to Nashville, Tennessee, a plan of which is of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said pat of Lot No. 17 fronts 50 feet on the south side of Sharpe Avenue or Street and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to William R. Stinson, Jr. and wife, Brina J. Stinson, by deed from James C. Pickett, on September 29, 1993, of record in Book 9036, page 626, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 174, Register's Office Davidson County, Tennessee.

This is improved property known as: **1022 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 30, 2006.

William R. Stinson Jr.
William R. Stinson Jr.

Brina J. Stinson
Brina J. Stinson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William R. Stinson, Jr. and wife, Brina J. Stinson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2006

My commission expires 9-22-07

Notary Public

