PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: gj Title No: 47818

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/10/06 11:11 2 pgs
Fees:13.00 Taxes:325.60

20060510-0054814

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James K. Bentley 449 Claircrest Drive Antioch, Tennessee 37013	Mortgage Services 9700 Bissonnet Street, Suite 1500 Houston, TX 77036

TAX MAP-PARCEL NUMBERS: 162010BO1800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$88,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen K. Dahlke , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James K. Bentley , a married person** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Clairmont Phase I of record in Book 6050, page 286, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karen K. Dahlke,a single person by deed from William A. Jones, a single person of record in Book 10269, page 435, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6050, Page 286, said Register's Office to which plan reference is hereby made for a more complete description thereof; Storm Water Detention Agreement of record in Book 6719, page 701, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6988, page 542, By-laws in Book 6988, page 552, amended in Book 8108, page 993, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 449 Claircrest Drive, Antioch, Tennessee 37013

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 8th day of May, 2006 .

Karen K. Dahlke

Karen K. Dahlke

State of TENNESSEE

County of WILLIAMSON

On this 8th day of May, 2006, before me the undersigned authority, personally appeared **Karen K. Dahlke**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY WAVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires

Notary

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: $88,000.00

Affiant

Sworn and subscribed before me this 8th day of May, 2006

Notary Public

My Commission Expires: 9/16/09

DEBRA A. HANAHAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY