(1)

MAP 104-16.; PARCEL 391.00

This Instrument Was Prepared By:

YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
SAME AS NEW OWNER

Davidson County DEEDWARR
Recvd: 07/03/06 11:02 2 pgs
Fees:13.00 Taxes:1387.50

20060703-0079093

New Owner:

K.W.I., INC.
539 Upper Station Camp Creek Road
Gallatin, TN 37066

Mortgagee:

Prime Trust Bank
1717 Mallory Lane
Brentwood, TN 37207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, , EDWARD BENNETT, Grantor, has bargained and sold and by these presents does transfer and convey unto K.W.I., INC., Grantee, its heirs, successors and assigns, property located in Davidson County, Tennessee being described as follows:

Being the southerly part of Lot No. 117, and the northerly part of Lot No. 116, on the Map of the Belmont Land Company's Property called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Belmont Boulevard, the southwest corner of part of lot No. 117 conveyed to J. A. Shotwell, by deed from Belmont Realty Company, of record in book 498, page 619, Register's Office for said County, said point being 145 feet south of Elmwood Avenue; thence easterly along what was formerly Shotwell's southerly line 183 feet to an alley; thence along the margin of said alley, southerly 50 feet to the southeast corner of part of lot No. 116, conveyed to Bertha B. Reynolds, by deed from W. D. Lamb and wife, et al, as of record in book 689, page 324, said Register's Office; thence along Reynold's northerly line, westerly 183 feet to the easterly margin of Belmont Boulevard; thence with the margin of same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Edward Bennett, unmarried, by Installment Deed of Ora B. Webb Foust of record in Book 4224, page 396, Register's Office of Davidson County, Tennessee.

Said property is not, nor has it ever been the primary resident of Grantor.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its heirs, successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to matters shown on the plan of Belmont Land Co's Plan of record in Book 421, page 34, Register's Office of Davidson County, Tennessee.

2) Metro Codes Letter dated October 11, 1974 regarding number of apartments on subject property of record in Book 4868, page 381, Register's Office of Davidson County, Tennessee.

3) Any and all verbal and/or written lease agreements.

4) 2006 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND DO(ES) FURTHER COVENANT and bind and representatives, to warrant and forever defend the title to said property, to the said Grantee, its heirs, succesors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 30th day of June, 2006.

EDWARD BENNETT

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, EDWARD BENNETT, the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2006.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Seventy Five Thousand and no/100 Dollars ($375,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of June, 2006.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

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