Davidson County DEEDWARR
Recvd: 07/28/06 13:00 3 pgs
Fees:18.00 Taxes:120.40
20060728-0091536

THIS INSTRUMENT PREPARED BY:
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED
(Deed in Lieu of Foreclosure)

Address New Owner(s):	Send Tax Bills To:	Tax Parcel ID Number:
Try Properties, L.P. Post Office Box 1643 Brentwood, TN 37024-1643	Same	052-16-0-A 087.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KYLE BENNETT (the "Grantor") has bargained and sold, and hereby transfer and convey, to TRY PROPERTIES, L.P., a Tennessee limited partnership, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee being Unit No. K-87 of Neely's Bend Condominium created under Title 65, Section 2701 et sep., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Kyle Bennett by deed of record at Instrument Number 20030717-0100003, Davidson County Register's Office.
>
> The source of this description is the prior deed of record.
>
> This is improved property commonly known as 1301 Neely's Bend Road, K-87, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Said property is conveyed subject to that certain Deed of Trust dated June 26, 2003, from Grantor to G. Ron Woods, Jr., Trustee, for the use and benefit of Grantee, of record in Instrument #20030717-0100004, Register's Office for Davidson County, Tennessee, as the same

may have been amended, modified, extended and/or renewed prior to the execution, delivery and recording of this deed (the "Deed of Trust").

Grantor covenants that, subject to the matter set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matter set forth above.

This deed is executed, delivered and accepted as a deed in lieu of foreclosure of (or exercise of the power of sale under), and not as additional security for the indebtedness secured by, the Deed of Trust. It is the intention of Grantor to transfer to Grantee absolute fee simple title to the herein described property free of any right and/or equity of redemption of Grantor. Furthermore, it is the intention of Grantor and Grantee that the lien and security title of the Deed of Trust will not merge into the fee simple title conveyed to Grantee pursuant to this deed. No such merger will occur unless and until Grantee executes a written instrument specifically effecting such merger and records the same in the aforesaid Register's Office.

This deed is an absolute conveyance, Grantor having sold said land to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust and that certain Note dated June 26, 2003, in the original principal amount of $34,300.00, said note being secured by the Deed of Trust.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed hereby.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 25 day of July, 2006.

x _____
Kyle Bennett

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kyle Bennett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of July, 2006.

_____
Notary Public

My Commission Expires: 5/24/2008

PATRICIA E. LOWERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $32,541.00.

_____
Affiant

Sworn to and subscribed before me this 25th day of July, 2006.

_____
Notary Public

My Commission Expires: 5/24/2008

PATRICIA E. LOWERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.