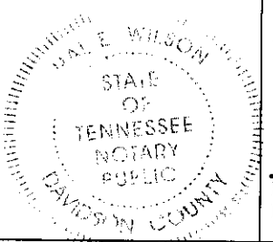
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/06 11:30 2 pgs
Fees:13.00 Taxes:394.35
20060808-0097288



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$106,580.00.**

Affiant

Subscribed and sworn to before me this 7th day of July, 2006

Notary Public
My Commission expires: 9-22-06
(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:
Kiona Gardner	Mortgage Lenders Network	052-05-0-193.00
875 Idlewild Drive	212 Court Street	
Madison, TN 37115	, Middleton, CT 06457	

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, **Bentley Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kiona Gardner and Derrick Williams, both unmarried people**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 9 in the map of the subdivision of Lots Nos. 35, 36, and 37 of the H.B. Chadwell tract as of record in Book 547, page 60, Register's Office for said County, described according to a survey by James A. Hamilton, Jr. Surveyor, July 30, 1934, as follows:

Beginning at a point on the northerly margin of Idlewood Place at the southwest corner of part of Lot No. 9 conveyed to Mrs. Alberta Pate Harris by deed of record in Book 1349, page 439, said Register's Office; thence along with said Harris southwesterly line north 34-1/2 deg. West 259 feet, more or less, to the northwest corner of said Harris property; thence southwestwardly 4 feet to the northeast corner of the property conveyed to Willie Farmer Jackson by deed from Martin F. Cooney, et ux of record in Book 2158, page 219, said Register's Office; thence with said Jackson's easterly line southwardly 20 feet, thence southeastwardly 131 feet, more or less. to a point which is 18.4 feet northerly from a point in the line extended, of the rear wall of the residence located on the premises and 7 feet eastwardly from the northwest corner thereof; thence southwardly 85 feet to the northerly margin of Idlewood Place; thence with same, eastwardly 80 feet, more or less, to the beginning.

Being the same property conveyed to Justin Prince, from Ruby O. Leaver, unmarried, by deed on September 8, 2010, of record in Instrument Number 20040910-0109772, Register's Office for Davidson County, Tennessee. And further conveyed to Bentley Investments, LLC by Quitclaim Deed from Justin Prince of record in Instrument Number 20050427-0046807, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 60, Register's Office Davidson County, Tennessee.

This is improved property known as: **875 Idlewild Drive, Madison, TN 37115**

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 July 17, 2006.

Bentley Investments, LLC

By Justin Prince

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17 day of July, 2006, before me, appeared Justin Prince to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Bentley Investments, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Justin Prince acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

