WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/07 11:15 3 pgs
Fees:18.00 Taxes:2020.20

20070515-0058097

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS~~ $546,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2007.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

James M. Wells
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bentley Investments LLC	Fifth Third Bank, N.A.	82-12
(NAME)	(NAME)	(MAP)
Ramsey Street & Neill Avenue	424 Church Street Ste. 600	84 THRU 89
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lauray Monroe, and Elliott Kershaw, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Bentley Investments, LLC, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

See attached EXHIBIT "A" for complete legal description.

Being the same property conveyed to Lauray Monroe and Elliott Kershaw by Quitclaim Deed from Lauray Monroe, dated December 28, 2000, of record in Instrument No. 20010206-0011755, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: Ramsey Street & Neill Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 11th day of May, 2007.

Lauray Monroe

Elliott Kershaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lauray Monroe; and Elliott Kershaw with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of May, 2007.

Notary Public

My Commission Expires: 11/14/09

James M. Wells
State of Tennessee Notary Public
Davidson County

EXHIBIT "A"

107 A & B Neil Avenue

Being part of Lot No 21 on the plan of Subdivision of the Home Block of Neil S Brown of record in Book 2, page 100, of the Chancery Court at Nashville and described as follows:

Beginning at a point in the easterly margin of Neill Avenue, which is 145 feet north of the north margin of Ramsey Avenue formerly Georgia Street; thence easterly, parallel to the non margin of said street 205 feet to a point; thence westerly 205 feet to easterly margin of Neill Avenue; thence with the margin of the same, southerly 45 feet to the point of beginning.

Being the same property conveyed to Lauray Monroe, married, by deed dated November 29, 2000 from HOLA LLC of record in Instrument No 20001204-0118409, Register's Office for Davidson County, Tennessee.

817 Ramsey Street

Being part of Lot No 21 on the Plan of Subdivision of the Home Block of the Neill S Brown Addition to Nashville of record in Plan Book 2, page 100, Chancery Court at Nashville, described as follows:

Being Lot No 1-B of an unrecorded plat and beginning at a point in the northeast margin (corner) of Neil Street and Silverdeen Place; thence with the eastrly margin of Neill Street, northwardly 145 feet to a point; thence eastwardly and parallel with the north margin of Silverdeen Place (formerly Georgia Street) 41 feet to a point; thence southwardly and parallel to Neill Street 145 feet to a point in the northerly margin of Silverdeen Place; thence westwardly with the northerly margin of Silverdeen Place 41 feet to the beginning.

Being the same property conveyed to Lauray Monroe, married by deed dated November 29, 2000 from Robert D. Shemin of record in Instrument No 20001204-0118413, Register's Office for Davidson County, Tennessee.

819 A & B Ramsey Street

Being part of Lot No 21 on the plan of Subdivision of the Home Block of Neil S Brown of record in Book 2, page 100, of the Chancery Court at Nashville and described as follows:

Beginning at a point in the northerly margin of Silverdene Place, said point being 82 feet from the intersection of Neill Avenue and Silverdene Place; thence running along the northerly right of way of Silverdene Place a distance of 41 feet to a point; thence running in a northerly direction 145 feet to a point; thence running in a westerly direction a distance of 41 feet to a point; thence running in a southerly direction a distance of 145 feet to the point of beginning.

Being the same property conveyed Lauray Monroe, married by deed dated November 29, 2000, from HOLA LLC of record in Instrument No. 20001204-0118407, Register's Office for Davidson County, Tennessee.

821 A & B Ramsey Street

Being part of Lot No 21 on the plan of the Subdivision of the Home Block of Neil S Brown of record in Book 2, page 100 of the Chancery Court at Nashville and described as follows:

Beginning at a point in the northerly margin of Silverdene Place, said point being 164 feet from the intersection of Neill Avenue an Silverdene Place; thence running along the northerly right of way of Silverdene Place a distance of 41 feet to a point; thence running in a northerly direction of 145 feet to a point; thence running in a westerly direction a distance of 41 feet to a point; thence running in a southerly direction a distance of 145 feet to the point of beginning.

Being the same property conveyed to Lauray Monroe, married, by deed dated November 29, 2000 from HOLA LLA of record in Instrument No 20001204-0118411, Register's Office for Davidson County, Tennessee.

823 A & B Ramsey

Being part of Lot No 21 on the plan of the Subdivision of the Home Block of Neil S Brown of record in Book 2, page 100 of the Chancery Court at Nashville and described as follows:

Beginning at a point in the northerly margin of Silverdene Place, said point being 123 feet from the intersection of Neill Avenue and Silverdene Place; thence running along the northerly right of way of Silverdene Place a distance of 41 feet to a point; thence running in a northerly direction 145 feet to a point; thence running in a westerly direction a distance of 41 feet to a point; thence running in a southerly direction a distance of 145 feet to the point of beginning.

Being the same property conveyed to Lauray Monroe, married, by deed dated November 29, 2000 from HOLA LLC of record in Instrument No 20001204-0118415, Register's Office for Davidson. County, Tennessee.

825 A & B Ramsey Street

Being part of Lot No 21 on the plan of Subdivision of the Home Block of Neil S Brown of record in Book 2, page 100 of the Chancery Court at Nashville and described as follows:

Beginning at a point in the ortherly margin of Silverdene Place, said point being 41 feet from the intersection of Neill Avenue and Silverdene Place; thence running along the northerly right of way of Silverdene Place a distance of 41 feet to a point; thence running in a northerly direction 145 feet to a point; thence running in a westerly direction a distance of 41 feet to a point; thence running in a southerly direction a distance of 145 feet to the point of beginning.

Being the same property conveyed to Lauray Monroe and by deed dated November 29, 2000 from HOLA LLC of record in Instrument No 20001204-0118417, Register's Office for Davidson County, Tennessee.

