WARRANTY DEED

NH-07-7044

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09 (AFFIX SEAL)

MARJORIE K. WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires September 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Mikail F. Bendi	owner at	
7044 Sugar Plum Road (ADDRESS)	property address (ADDRESS)	181-01-A-109 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES EDWARD CARPENTER, III AND WIFE, JEANNIE BAILEY CARPENTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIKAIL F. BENDI, A MARRIED PERSON JOINED BY SPOUSE, GULLIZAR S. ALI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Section Three, Sugar Valley, of record in Instrument No. 200004100035743, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Edward Carpenter, III and wife, Jeannie Bailey Carpenter by deed from Linda L. Miller of record in Instrument No. 20060127-0010545, Register's Office for Davidson County, Tennessee, dated 1/20/06.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Instrument No. 200004100035743; Book 9700, Page 374; Book 11069, Page 14, made applicable to Section Three, of record in Instrument No. 200004100035790; Book 11069, page 24; Book 11069, page 6; Book 5674, page 863; Book 11436, page 750; Book 9343, page 202, Book 11262, page 933, Book 11338, page 734 and Book 11338, page 743, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7044 Sugarplum Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of May, 2007.

Charles Edward Carpenter by Nathan Horton, Attorney-in-fact
Charles Edward Carpenter, III

Jeannie Bailey Carpenter by Nathan Horton, Attorney-in-fact
Jeannie Bailey Carpenter

Davidson County DEEDWARR
Recvd: 05/24/07 11:08 2 pgs
Fees:13.00 Taxes:976.80

20070524-0061955

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of May, 2007, before me personally appeared Nathan Horton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles Edward Carpenter, III and Jeannie Bailey Carpenter and who acknowledged he executed the same as the free act and deed of the said Charles Edward Carpenter, III and Jeannie Bailey Carpenter.

Witness my hand and official seal, this the 18th day of May, 2007.

Notary Public

My Commission Expires:



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530