Davidson County DEEDWARR
Recvd: 07/05/07 11:49 2 pgs
Fees:13.00 Taxes:512.45

20070705-0079981

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David J. Bennett	Sellers Financial Group	Map 084
2216 Mecca Drive	2323 21st Avenue South	Group 11-0
Nashville, TN 37214	Nashville, TN 37212	Parcel 66.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kathryn Chaille, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

David J. Bennett, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 278, on the Plan of Maplecrest Subdivision, of record in Plat Book 1835, Pages 27 and 28, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kathryn Chaille by deed from Amy W. Smith, of record in Instrument 20050809-0094268, dated July 22, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Pages 27 and 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2216 Mecca Drive, Nashville, TN 37214

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 hand this 2nd day of July, 2007.

Kathryn Chaille

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn Chaille, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 2007.

My Commission Expires: 3/7/11

Notary Public

