Davidson County DEEDWARR
Recvd: 07/16/07 09:00 2 pgs
Fees:13.00 Taxes:706.70

20070716-0084064

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 12th DAY OF July, 2007

Notary Public

P-07-5904

MY COMMISSION EXPIRES: 12/09/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, SOUTHERLAND

INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Bessone	New Owner	
5904 Banning Circle	(NAME)	183-05-0A-311.00 CO
(ADDRESS)	(ADDRESS)	
Cane Ridge, Tennessee 37011		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES MICHAEL MAITLAND, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT S. BESSONE, UNMARRIED, hereinafter called the Grantees, 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. 499 on the Plan of October Woods, Phase 4, Section 7B, a Planned Unit Development of record in Instrument No. 20000907-0088378, 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 Tosha A. Hawkins and Jason L. Hawkins, wife and husband, by Warranty Deed from Lifestyle Homes, G.P., a Tennessee General Partnership, of record in Instrument No. 20030108-0003267, Register's Office for Davidson County, Tennessee, dated January 3, 2003, and recorded January 8, 2003.

Appointment of Successor Trustee appointing Gordon D. Foster as Successor Trustee, of record in Instrument No. 20060927-0119787, Register's Office for Davidson County, Tennessee, dated September 20, 2006, and recorded September 27, 2006.

Further conveyed to James Michael Maitland, by Successor Trustee's Deed from Gordon D. Foster, Successor Trustee, of record in Instrument No. 20070412-0044085, Register's Office for Davidson County, Tennessee, dated April 3, 2007, and recorded April 12, 2007.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5904 Banning Circle, Cane Ridge, Tennessee 37011
(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 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 12th day of July, 2007.

James Michael Maitland

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 Michael Maitland, unmarried the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE
OF
TENNESSEE

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800