This instrument prepared by:
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222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2007086

Davidson County DEEDWARR
Recvd: 09/26/07 09:32 2 pgs
Fees:13.00 Taxes:1369.00
20070926-0114566

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Earl Bentz	(NAME) Same as New Owner	Map & Parcel #11614004300
(STREET ADDRESS) 211 Scotland Place	(STREET ADDRESS)	
(CITY) Nashville (STATE) TN (ZIP) 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SunTrust Bank, Trustee under the Will of Bert (Albert E.) Parrish Jr., deceased,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **EARL BENTZ, a married man,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots 42 & 43, on the Plan of Belle Meade Subdivision, as of record in Book 1130, page 3, Register's Office, Davidson County, Tennessee. Said Lots 42 & 43 front together 120 feet on the southerly margin of Scotland Place and extends bank between parallel lines 150 feet to a line in the rear measuring 120 feet thereon.

Being the same property conveyed to Bert Parrish Jr. by deed of record in Book 7238, page 174, Register's Office, Davidson County, Tennessee. The said Bert Parrish Jr., also known as Albert E. Parrish Jr., having since died testate and title to the herein described property was devised to Third National Bank, now Suntrust Bank, as Trustee under the Will of Bert (Albert E.) Parrish Jr., deceased in Will Book 165, page 611, Davidson County Probate Court.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$370,000.00.**

Subscribed and sworn to before me this the 24th, September, 2007.

Affiant

My commission expires: 11/22/08

Notary Public

JEAN N. HURLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This is improved property known as 211 Scotland Place, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever 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 hand this 24th, September, 2007.

SunTrust Bank, Trustee under the Will of Bert (Albert E.) Parrish Jr., deceased

By: Nancy Carr

Its: Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Nancy Carr, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice Pres. of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2007.

Notary Public
My Commission Expires:

KAY HOESCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 25

ENCUMBRANCES:

1. 2007 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 1130, page [illegible], Register's Office, Davidson County, Tennessee, including a 30-foot minimum building setback line from Scotland Place and a 5-foot easement for utilities along the rear line.
3. Subject to Easement for Sanitary Sewer granted to City of Belle Meade of record in Book 5787, page 71, Register's Office, Davidson County, Tennessee.