20902-4
Box 14A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26870-07-2007** **Record & Return To:** **John T. Cook, P.C.** **2927 Berry Hill Drive** **Nashville, TN 37204**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $970,000.00 Affiant Subscribed and sworn to before me this 30th day of October, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires IULY 19, 2008

WARRANTY DEED

Address New Owner: Eric J. Bentley, Leah K. Bentley 212 Belle Meade Blvd. Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116100118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay H. Ross and wife, Elizabeth K. Ross, also known as Elisabeth K. Ross**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric J. Bentley and wife, Leah K. Bentley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 212 Belle Meade Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2007.

Jay H. Ross by Elizabeth K. Ross
Jay H. Ross by Elisabeth K. Ross as Attorney-In-Fact

Elizabeth K. Ross
Elizabeth K. Ross

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30th day of October, 2007.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public My Commission Expires IULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Elisabeth K. Ross**, 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 on behalf of Jay H. Ross as his Attorney-In-Fact, as the free act and deed of the within named Jay H. Ross.

Witness my hand, at office, this 30th day of October, 2007.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires IULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/07/07 12:33 2 pg:
Fees:13.00 Taxes:3589.00

20071107-0131459

EXHIBIT "A"

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being the southerly 75 feet of Lot No. 1 and the northerly 125 feet of Lot No.2 of Block "B" on the Map of the Malone Property, called Honeywood Subdivision, not of record, described according to a survey made by James A. Hamilton Jr., dated December 26, 1950, as follows:

Beginning at a point in the easterly margin of Belle Mede Boulevard 106 feet South of the intersection of Belle Meade Boulevard with Malone Avenue, the southwest corner of the property heretofore conveyed to Sydney Albert by deed of record in Book 1907, page 232, Register's Office for Davidson County, Tennessee, and running thence easterly with Albert's southerly line 199.73 feet to a point in the common line between Lot No. 1 and Lot No. 17 of said Block "B" Albert's southeasterly corner, thence in a southerly direction with the common line between Lot No. 1 and Lot No. 17 and continuing with the common line between Lot No. 2 and Lot No. 16, 209 feet to a point, 25 feet North of the common corner of Lots Nos. 2, 3, 15, and 16 of said Block "B", thence in a westerly direction 254.76 feet to a point in the easterly margin of Belle Meade Boulevard 25 feet North of the northwest corner of Lot No. 3; and thence northwardly with the easterly margin of Belle Meade Boulevard 200 feet, more or less, to the beginning.

Being the same property conveyed to Jay H. Ross and wife, Elizabeth K. Ross by deed dated February 28, 2000 from Patricia Bullard, married of record in Instrument No. 20000302-0020563, Register's Office for Davidson County, Tennessee. Elizabeth K. Ross is also known as Elisabeth K. Ross.

This conveyance is made subject to:

1. 2007 County and City Taxes which have been paid by the Grantor and prorated by the parties.
2. Easement for sanitary sewer of record in Book 5799, page 527, Register's Office for Davidson County, Tennessee.