WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/08 10:59 3 pgs
Fees:18.00 Taxes:185.00
20080128-0008594

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00**.

Affiant

Subscribed and sworn to before me this 24 day of January 20 08

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bentley Investments, LLC	SAME	082-08-0-204
1518 Russell Street		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jame Edward Underwood**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bentley Investments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of McNish's of the J.W. McFerrin 6-1/2 acre tract in East Nashville, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ed Underwood, by deed from Albert B. Morrison and Dorothy L. Morrison, husband and wife, on April 3, 1995, of record in Book 9649, page 274, Register's Office for Davidson County, Tennessee. And further conveyed to ACU I, LLC by Quitclaim Deed from Ed Underwood of record in Book 9947, page 885, said Register's Office. Said ACU I, LLC has since been terminated and dissolved (Instrument Numbers 19991229-0308475 and 19991229-0308476) with all interest and assets of said LLC now being under the name of James Edward Underwood.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 129, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book , page , Register's Office for County, Tennessee.

This is improved property known as: **703 Myrtle Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 24, 2008.

James Edward Underwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jame Edward Underwood** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 24, 2008

My commission expires 6/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)