Record & Return to:
First Title and Escrow Company, Inc.
File Box 9B FTEC #27631

Davidson County DEEDWARR
Recvd: 05/06/08 14:54 3 pgs
Fees:18.00 Taxes:12025.00
20080506-0046790

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Martin P. Bennett & Linda L. Bennett 101 Bancroft Court Nashville, TN 37215	Same	Map 144 Parcel 98

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $3,250,000.00.

Christie M. Read
Affiant

Sworn to and subscribed before me this 30th day of April 2008.

My commission expires: 11-14-09

Mary Esther Champion
Notary Public

MARY ESTHER CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires NOV 14, 2009

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Richard L. Keister and wife, Linda J. Keister** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **Martin P. Bennett and wife, Linda L. Bennett** (the "Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Bancroft, as of record in Plat Book 9700, page 326* Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. *and 327
>
> Being the same property conveyed to Richard L. Keister and wife Linda J. Keister by deed from The Hilton Company, a Tennessee corporation, of record in Instrument No. 20070830-0104211, Register's Office for Davidson County, Tennessee.

This is improved property known as: 18 Bancroft Place, Nashville, Davidson County, Tennessee, 37215.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their heirs and assigns forever. Grantors

covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantors further covenant and bind themselves, their heirs and assigns, 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.

28th **IN WITNESS WHEREOF**, the Grantors have hereunto set their hand on this day of April 2008.

GRANTORS:

Richard L. Keister

Linda J. Keister

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Richard L. Keister and Linda J. Keister** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who, after being duly sworn, made oath that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 28th day of April 2008.

My Commission Expires:
11.7.2011

NOTARY PUBLIC

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. Payment thereof expressly assumed by the Grantee. Map 144, Parcel 98
2. The Plan of record in Book 9700, Page 326* Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines. *and 327
3. Declaration of Covenants, Conditions, and Restrictions for Bancroft including but not limited to easements, assessments, special assessments charges and liens, contained in an instrument of record in Book 10319, Page 1, amended in Book 10366, Page 623, second amendment of record in Book 10564, Page 570, Register's Office for Davidson County, Tennessee.
4. Charter of Bancroft Homeowner's Association, Inc., of record in Book 11350, Page 855, said Register's Office.
5. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 7911, Page 385; Book 7911, Page 389; Book 7911, Page 451; Book 8009, Page 109, said Register's Office.