THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $211,000.00.

Affiant

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

Notary Public

My Commission Expires: June 20, 2011

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Judith B. Benning Trust	135 40th Avenue North	Owner	104 01 0E 002.00 CO
135 40th Avenue North	Nashville, TN 37209		
Nashville, TN 37209			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eleven Thousand and 00/100 Dollars ($211,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **MICHAEL F. WISSEL and PATRICIA WISSEL, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **THE JUDITH B. BENNING TRUST** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 2, The 4001 Utah Avenue Townhomes, as established under Master Deed of record in Instrument No. 20070529-0063605 in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.
>
> BEING the same property conveyed to Michael F. Wissel and Patricia Wissel, husband and wife, by Quitclaim Deed dated October 15, 2007 from Michael F. Wissel, a married man, of record in Instrument No. 20071017-0123085, Register's Office for Davidson County, Tennessee. Also See Scrivener's Affidavit to correct the property address of record in Instrument No. 20071203-0139705, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to Michael F. Wissel, a married person, by Warranty Deed dated September 21, 2007 from Linda S. Patterson Collins and husband, Ernie Collins, of record in Instrument No. 20070927-0115436, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

1. Placement of units as shown on Exhibit B to the Declaration and Master Deed of record in Instrument No. 20070529-0063605, Register's Office for Davidson County, Tennessee;

2. Those matters set forth on the plat of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee;

3. Applicable common elements and percentage of interest ownership; and

Davidson County DEEDWARR
Recvd: 07/22/08 10:10 3 pgs
Fees:18.00 Taxes:780.70
20080722-0075059

4. Declaration and Master Deed, By-Laws and Charter of The 4001 Utah Avenue Townhomes of record in Instrument No. 20070529-0063605, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2008 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30 day of June, 2008.

MICHAEL F. WISSEL

PATRICIA WISSEL

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 **Michael F. Wissel and Patricia Wissel, husband and wife,** with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

Witness my hand and official seal this 30 day of June, 2008.

Notary Public

My Commission Expires: _____

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

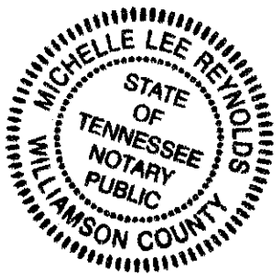
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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