WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$438,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2009.

Notary Public

My commission expires: 2/11/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer Bennett **Brian Bennett**	**Franklin American Mortgage Company**	**155-15-001**
8351 Greenvale Drive	**501 Corporate Centre Drive, #400**	
Nashville, TN 37221	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tyler H. Bell and wife, Lisa G. Bell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Bennett and husband, Brian Bennett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Resubdivision of Part of Reserve Parcel "B", Section 2, Natchez Trace Estates, as of record in Book 5800, Page 256, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Tyler H. Bell and wife, Lisa G. Bell, by Warranty Deed from James Barton and wife, Amber Barton, dated July 30th, 2004, of record in Instrument No. 20040804-0093422, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s)herein.

This is Improved (X) unimproved (_) property, known as: **8351 Greenvale Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness our hands this **24th** day of **July, 2009.**

Tyler H. Bell

Lisa G. Bell

BILL GARRETT, Davidson County
Trans:T20090051191 DEEDWARR
Recvd: 07/29/09 14:41 2 pgs
Fees:13.00 Taxes:1620.60

20090729-0071055

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tyler H. Bell and wife, Lisa G. Bell,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **24th** day of **July, 2009.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.