BILL GARRETT, Davidson County
Trans:T20090064687 DEEDWARR
Recvd: 09/22/09 11:33 2 pgs
Fees:13.00 Taxes:392.20
20090922-0088213

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of September, 2009, by and between Richard A Dill and Gloria M Goslee-Dill, husband and wife, party of the first part, and Adrian A Bennett, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 52, on the Plan of Revised, Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, as corrected by Surveyor's Certification of Correction in Book 7524, Page 552, and amended in Book 7809, Page 936, and Book 7844, Page 735, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Richard A. Dill and Gloria M. Goslee by virtue of that certain Quit Claim Deed dated November 24, 1998, at Book 11235, Page 775 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Richard A. Dill
Richard A Dill

Gloria M Goslee-Dill
Gloria M Goslee-Dill

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Richard A Dill and Gloria M Goslee-Dill, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that /they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 2009.

Notary Public

My Commission Expires: 2-21-13

JEAN McGEOUGH
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
February 21, 2013

Property Owner & Address: Adrian A Bennett

Tax Parcel No 163110C05200CO

Property Address: 816 Beazer Lane
Antioch, TN 37013

MAIL TAX
BILLS TO: SunTrust Mortgage, Inc.
401 Commerce Street, Suite 6100
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $106,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Marie Bradford
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of September, 2009.

Notary Public

My Commission Expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.