THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29399-02-2010** **Record & Return To:** **Signature Title Services** **505 B Johnny Cash Blvd** **Hendersonville, TN 37075**	The actual consideration or value, whichever is greater, for this transfer is: $116,500.00. Affiant Subscribed and sworn to before me this 16th day of April, 2010. Notary Public My Commission Expires: 9-19-2011

My Commission Expires 9-19-2011
MICHELLE HIGHTOWER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathy Ann Bentley 8109 Stacy Square Court Nashville, TN 37221	New Owner Same	Map and Parcel No.: 12810021500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael W. Stevens, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathy Ann Bentley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8109 Stacy Square Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Nancy J. Stevens, wife of Michael W. Stevens, joins in the execution of this Deed for the purpose of conveying her marital rights, if any, in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of April, 2010.

Michael W. Stevens

Nancy J. Stevens
By Michael W. Stevens, Attorney-in-Fact

STATE OF VA, COUNTY OF Henrico SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael W. Stevens**, 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, at office, this 15 day of April, 2010.

My commission expires: 9/30/13

Notary Public

ANGELA N. LEWIS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPTEMBER 30, 2013
COMMISSION # 7272-57

STATE OF VA, COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Stevens, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that Michael W. Stevens is the Attorney-in-Fact for the said Nancy J. Stevens and is authorized by the said Nancy J. Stevens to execute this instrument on her behalf.

Witness my hand, at Office, this 15 day of April, 2010.

My commission expires: 9/30/13

Notary Public

BILL GARRETT, Davidson County
Trans: T20100023560 DEEDWARR
Recvd: 04/21/10 09:11 2 pgs
Fees: 13.00 Taxes: 431.05

20100421-0030010

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8-B (northeasterly portion of Zoned Lot 8) on the Plan of Zone Lot Division Stacy Square Townhomes, Stacy Square, Section 7, as of record in Plat Book 5200, page 467, amending Book 5200, page 438, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael W. Stevens and wife, Linda F.Stevens by deed dated April 22, 1983 from Morris Eshaghpour Contracting Corporation of record in Book 6044, page 927, Register's Office for Davidson County, Tennessee. The said Linda F. Stevens having since died.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 5200, page 438, amended in Book 5200, page 467, Register's Office for Davidson County, Tennessee.