WARRANTY DEED

BOX 30-S

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2010.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa L. Bradley	SunTrust Mortgage, Inc	161110E01400
(NAME)	P.O. Box 79041 (NAME)	
5234 Village Way	~~901 Commerce St. Ste.~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21279-2041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 29 day of October 2010, by and between JETTA SUZANNE BENSON, AN UNMARRIED WOMAN, party of the first part, and MELISSA L. BRADLEY, UNMARRIED, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See EXHIBIT "A" attached hereto and made a part hereof.

BILL GARRETT, Davidson County
Trans:T20100069325 DEEDWARR
Recvd: 11/02/10 09:21 3 pgs
Fees:18.00 Taxes:486.55
20101102-0087578

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the 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 more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Jetta Suzanne Benson
JETTA SUZANNE BENSON

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JETTA SUZANNE BENSON, 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 12 day of Oct 2010.

Commission expires: 7-7-2014

Sandra Beasley
Notary Public

Sandra Beasley
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

My Commission Expires:
7-7-2014

File No.: 210080048

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Villages of Brentwood, Phase VIII, Section II, as of record in Plat Book 7900, Page 57, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jetta Suzanne Benson, unmarried by Deed from Diane Giardina Burney and husband James David Burney, dated 05/30/2001 and filed for record on 06/04/2001 in Instrument 20010604-0057662, Register's Office for Davidson County, Tennessee.

EXHIBIT B

This conveyance is subject to :

All matters as set forth per Plat Book 6200, Page 769, Plat Book 7900, Page 57, said Register's Office.

Restrictions of record in Book 7231, Page 789, as amended of record in Book 7582, Page 816, said Register's Office.

Deed of Conveyance to Metro Government of Nashville of record in Book 6897, Page 116, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927, Book 8163, Page 593, said Register's Office.