WARRANTY DEED

P-53-11-0344

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Patricia Isdell
Affiant

Subscribed and sworn to before me, this 11th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.16.15
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Isdell	Fifth Third Mortgage Company	
344 Wimpole Drive	(NAME) 5001 Kingsley Drive MD:1MOCBQ	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, OH 45227	11903012300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA J. DOWDEN BENNETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA ISDELL AND MARGARET BLAKE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 70 on the Plan of Glencliff Estates, Section 5, of record in Plat Book 2133, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JUANITA AUSTIN, A WIDOW by Deed from CLYDE A. POWERS, UNMARRIED, dated 07/01/2004 and filed for record on 07/16/2004 in Instrument 200407160085053, Register's Office for DAVIDSON County, Tennessee.NOTE: JUANITA AUSTIN ONE & THE SAME AS PATRICIA JUANITA AUSTIN AND PATRICIA JUANITA (AUSTIN) CRANDALL.The said PATRICIA JUANITA AUSTIN died testate on 06/29/2007 devising subject property to PATRICIA J. DOWDEN BENNETT as evidenced by the Last Will and Testament of PATRICIA JUANITA AUSTIN filed in Probate No. 07P1124, in the Probate Court Clerk's Office for DAVIDSON County. Also being the same property conveyed to PATRICIA J. DOWDEN BENNETT by Deed from PATRICIA J. DOWDEN BENNETT, EXECUTRIX OF THE ESTATE OF PATRICIA JUANITA (AUSTIN) CRANDALL, dated 07/26/2007 and filed for record on 07/31/2007 in Instrument 200707310090485, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to A) 2010 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2133, page 21, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 344 WIMPOLE DR, NASHVILLE, Tennessee 37211-0264
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 11th day of March, 2011.

Patricia J. Dowden Bennett
Patricia J. Dowden Bennett

BILL GARRETT, Davidson County
Trans:T20110019140 DEEDWARR
Recvd: 04/01/11 13:07 2 pgs
Fees:13.00 Taxes:555.00
20110401-0025156

STATE OF Tennessee
COUNTY OF DAVIDSON

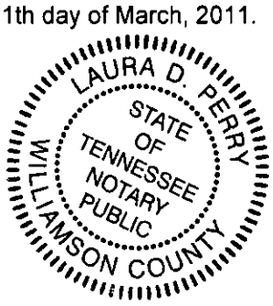
On this the 11th day of March, 2011, before me personally appeared Patricia J. Dowden Bennett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of March, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959