WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $ 95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

JENNIFER DURLAP NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
My Commission Expires May 27, 2001

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Benton (NAME)	First Horizon Home Loans (NAME)	MAP 162-12-A
1007 Brittany Park Drive (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 3.00CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rebecca M. Kelley and Daniel R. Root

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

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. 3, on the Plan of Brittany Park, Phase 1-A, of record in Book 9700, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Rebecca M. Root and Daniel R. Root, by deed from Carlton Enterprises Inc., of record in Book 10250, page 907, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Subject to any and all Restrictions and Easements of record; Plan of record in Book 9700, page 46; all in the Register's Office for Davidson County, Tennessee.

Jeff Christopher Kelley joins in this conveyance for the sole purpose of conveying any interest he may have by virtue of his marriage to Rebecca M. Kelley.

Pamela J. Root joins in this conveyance for the sole purpose of conveying any interest she may have by virtue of her marriage to Daniel R. Root.

Davidson County DEEDWARR
Recvd: 05/02/01 15:25 3pgs
Fees:15.00 Taxes:353.35
20010502-0045015

unimproved ( )
This is improved (X) property, known as 1007 Brittany Park Drive, Antioch, Tennessee 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand & this ____ day of ____

Rebecca M. Kelley

Jeff Christopher Kelley

Daniel R. Root by Rebecca M. Kelley Atty in fact

Pamela J. Root by Rebecca M. Kelley Atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca M. Kelley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2001.

Commission expires 5/27/2001

Jennifer Quigley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

My Commission Expires May 27, 2001

See Attached Sheet for further notaries

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeff Christopher Kelley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of April, 2001.

Notary Public

My Commission Expires: 5/27/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rebecca M. Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Daniel R. Root and Pamela J. Root, the within named bargainors, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Daniel R. Root and Pamela J. Root, the bargainors, by the said Rebecca M. Kelley, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of April, 2001.

Notary Public

My Commission Expires: 5/27/2001