THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11413B

MAP/GROUP/PARCEL: 073-12-0/022.00

NEW OWNER'S NAME AND ADDRESS:
EDDIE J BENOIT, JR,
and RUTH T FLEMING
2420 RIDGELAND DRIVE
Nashville, TN 37214

SEND TAX BILLS TO:

FRANKLIN AMERICAN MORTGAGE CO.
501 Corporate Drive, #400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/06/01 14:38 2pgs
Fees:13.00 Taxes:510.60

20011106-0121859

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, CHRISTOPHER W. CONGER and TRACY D. CONGER, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto EDDIE J. BENOIT, JR, and RUTH T FLEMING, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 244, on the Plan of Section 11, Sunset View, as of record in Book 2663, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

The subject property is improved property commonly known as 2420 Ridgeland Drive, Nashville, Tennessee 37214.

BEING the same property conveyed to grantors herein by deed of record in Book 8475, Page 365, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Christopher W. Conger
CHRISTOPHER W. CONGER

Tracy D. Conger
TRACY D. CONGER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHRISTOPHER W. CONGER and TRACY D. CONGER, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30th day of October, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $138,000.00.

AFFIANT

Sworn to and subscribed before me, this 30th day of October, 2001.

NOTARY PUBLIC

My Commission Expires:

1/29/05

