Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 04/08/02 11:34 3pgs
Fees:18.00 Taxes:477.30
20020408-0042425

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Paul Lavender and wife, Catherine Lavender** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Crista DeBenedetto and husband, Stephen DeBenedetto** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in DAVIDSON, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 22 **day of MARCH, 2002.**

John Paul Lavender
JOHN PAUL LAVENDER

Catherine E. Lavender
CATHERINE LAVENDER

STATE Of Tennessee
COUNTY Of Sumner

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **John Paul Lavender and wife, Catherine Lavender,** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 22 **day of** March **2002.**

Notary Public
My Commission expires:

REBECCA HUDSON
NOTARY PUBLIC
SUMNER COUNTY, TENNESSEE
My Commission Expires
April 10, 2004

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$129,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22 day of March 2002.

Notary Public
My Commission expires:

Map and Parcel: 176-05-0-B-151.00

Address of New Owner:
6224 Rocky Top Drive
Antioch, TN 37013

Send Tax Bills To:

Same

6020054

File No.: 2203112

EXHIBIT A

Being Lot No. 255 on the Plan of HICKORY WOODS ESTATES, Section C, as of record in Plat Book 6900, Page 885, 886 AND 887, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Paul Lavender and Wife, Catherine Lavender by deed from Butler Construction, LLC of record in Deed Book 11152, page 808, Register's Office for said County.