STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2002.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/29/02 15:49 2pgs
Fees:13.00 Taxes:362.60
20020429-0052438

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steve M. Benoit and Sandra K. Benoit
230 Bonnabrook Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 074-160-036.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ovid Ronald Crecelius** hereinafter referred to as Grantors, hereby transfers and conveys to **Steve M. Benoit, a married person** hereinafter referred to as 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. 439 on the Plan of Section Five, Hermitage Hills, of record in Book 3300, pages 1 & 2, Register's Office for said County.

Said Lot No. 439 fronts 80 feet on the Northerly margin of Bonnabrook Drive and extends back 155.0 feet on the Easterly line and 156.65 feet on the Westerly line to a dead line in the rear, measuring 80.1 feet thereon.

Being the same property conveyed to Ovid Ronald Crecelius, by Warranty Deed from Harold O. Lee and wife, Janeen P. Lee, of record in Book 6190, page 851, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3300, Page 1 & 2, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3864, Page 441, Book 4140, Page 232, Book 4820, Page 611, Book 4960, Page 506, Book 4969, Page 667,Book 6142, Page 458 and Book 3222, Page 154, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 230 Bonnabrook Drive, Hermitage, TN 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 25th day of April, 2002.

Ovid Ronald Crecelius Ovid Ronald Crecelius by
By: Pamela Crecelius Holzmer, Attorney in fact
Pamela Crecelius Holzmer, Attorney 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 Pamela Crecelius Holzmer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Attorney in Fact of Ovid Ronald Crecelius, and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her name as the Attorney in Fact of Ovid Ronald Crecelius.

Witness my hand and official seal this 25th day of April, 2002.

THOMAS SIDWELL NOTARY PUBLIC

Notary Public

My Commission Expires: 11/2/05