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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $156,500.00.

Catherine Warwick
Affiant

NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me, this 29th day of July, 2002.

Claire K. Ma
Notary Public
My commission expires: 03/14/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Catherine Warwick 5801 Tee Pee Trace Antioch TN 37013	New Owner	181-03-0-A-85.OOCO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David J. Benzing and wife, Claire Benzing, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Catherine Warwick, hereinafter called the Grantees, their successors 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. 85 on the Plan of Section Two, Indian Creek Estates, of record in Book 9700, Pages 558 and 559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David J. Benzing and wife, Claire Benzing by Warranty Deed from Fox Ridge Homes, Inc. of record in Instrument No. 199912160304144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5801 Tee Pee Trace, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2002.

David J. Benzing

Claire Benzing

Davidson County DEEDWARR
Recvd: 08/05/02 11:03 2pgs
Fees:13.00 Taxes:579.05

20020805-0093452

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David J. Benzing and Claire Benzing, with whom I am personally ~~acquainted~~ proved to me on the basis of satisfactory evidence to be the persons subscribed to the within instrument, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Lake Palmdale, CA, this 29th day of July, 2002.

Notary Public

My Commission expires
June 27, 2003

ALICE C. JUAREZ-FLORES
Commission # 1226616
Notary Public - California
Los Angeles County
My Comm. Expires Jun 27, 2003