THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 125,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2002

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 08/08/02 10:56 2pgs
Fees:13.00 Taxes:464.35
20020808-0095589

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES M. MOLLER 1426 Greenwood Avenue Nashville, Tennessee 37206	GB & T Mortgage 1321 Murfreesboro Road #701 Nashville, Tennessee 37217	MAP 83-2 PARCEL 63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 125,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , DAVID A. BENTON, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAMES M. MOLLER, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 24 on the Plan of Sharpe and Horn's Subdivision of Elwood Place as of record in Plat Book 332, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to David A. Benton, unmarried, by deed from Jerry Whitaker and wife, Tonya Whitaker, of record in Book 10519, page 990, Register's Office for Davidson County, Tennessee.

LORI BENTON, spouse of David A. Benton, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1426 Greenwood Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sharpe and Horn's S/D of Elwood Place of record in Book 332 , page 18 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __2nd___ day of ___August____, _2002__.

DAVID A. BENTON

LORI BENTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ___David A. Benton and Lori Benton___, the bargainor__s__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___they_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __2nd____day of ___August, 2002_____.

My Commission Expires: ___10/12/05_____ Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____ Notary Public