This instrument prepared by:
Jeffrey M. Grissim, Atty.
110 Glancy Street, Ste. 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 11/21/02 15:51 2pgs
Fees:13.00 Taxes:526.15
20021121-0145197

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:	
Walter D. Stockmaster 116 Sterling Oak Court Brentwood, TN 37027	SAME	Map: Parcels:	147-4 114

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Billy H. Benefield**; Married ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **Walter D. Stockmaster** ("Grantees"), his successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Welch Meadows, Section II, as of record in Book 3700, page 60, described as follows:
>
> BEGINNING on the northerly margin of Welch Road, at the corner of Lots 21 and 56; thence northerly along the line of said lots, 117.28 feet to the corner of Lot 55; thence Westerly with the lone between lots 21 and 55, 69.15 feet to a monument; thence dount along the west line of Lot No. 21, 78.30 feet to a monument; continuing southerly with the westerly line of Lot No. 21, 102.36 feet to a monument in the north margin of Welch Road, thence east with said road, 81.87 feet to the beginning.
>
> BEING the same property conveyed to **Billy H. Benefield**, by deed from **Fred H. Collins and wife, Madeline Collins** of record in Book 4928, page 814, Register's Office for Davidson County, Tennessee.

Said property has never been the domicile of the Grantor.

The legal description provided herein is exactly the same as in the prior recorded deed.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot set-back line from Welch Road, an overhang easement across the front of the lot, a 10-foot easement for utilities along the common line between Lots 21 and 55 and along the entire westerly line of the lot; restrictions of record in Book 4004, Page 340, said Register's Office for Davidson County, Tennessee. Subject to all matters on Plat Book 3700, Page 60, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever. And Grantors do covenant with the Grantees that they are lawfully seized and possessed of the land in fee simple, has a good right to convey it, and the same is unencumbered, except as of record. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the Grantees, their successors and assigns, against all lawful claims of all persons, whomsoever.

Whenever 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 our hands this 1st day of October, 2002.

BILLY H. BENEFIELD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, BILLY H. BENEFIELD, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 10-1-02

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $142,204.00.

Affiant

Subscribed and sworn before me this 1st day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 1-29-05

A:\Benefielddeed.wd