WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/02 13:04 3pgs
Fees:18.00 Taxes:1017.50

20021216-0154519

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Karen S. Holmes
Affiant

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 4-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Benson	Same	MAP 010-00
(NAME)	(NAME)	
~~3225~~ 324 Westchester Drive		PARCEL 071
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas C. Holmes and wife, Karen S. Holmes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Benson and wife, Judy Benson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" for Complete Legal Description

BEING the same property conveyed to Thomas C. Holmes and wife, Karen S. Holmes by Warranty Deed from Terry E. Smith and wife, Janice K. Smith of record in Book 10430, page 305, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 7275 Apple View Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 21st day of November, 2002

Thomas C. Holmes
Thomas C. Holmes

Karen S. Holmes
Karen S. Holmes

EXHIBIT A ATTACHED TO AND MADE A PART OF
FOR COMPLETE LEGAL DESCRIPTION

BUYER: JAMES H. BENSON AND WIFE, JUDY BENSON
SELLER: THOMAS C. HOLMES AND WIFE, KAREN S. HOMES
PROPERTY ADDRESS: 7275 APPLEVIEW DRIVE, GOODLETTSVILLE, TN 37072

A tract of land in the Second Civil District of Davidson County, Tennessee, being described according to a survey by R. L. Montoya Land Surveying dated July 16, 1987, as follows:

Beginning at an existing concrete right-of-way monument located at the intersection of the northwest margin of Apple View Drive and the northern lot line of Lot 14 in the Plan of Ridgeview Estates, Section One, of record in Book 5200, page 356, Register's Office for Davidson County, Tennessee; thence along said right-of-way with a curve to the left, said curve having the following curve data; a delta of 10 degrees 41 minutes 30 seconds, a radius of 393.86 feet, a tangent of 36.86 feet and a length of 73.50 feet to a point; thence leaving said right of way, South 86 degrees 36 minutes 00 seconds West 200.95 feet along a line common to the Harold D. Baker property of record in Book 6215, Page 287; thence along a line common to the E.G. Bracey, property of record in Book 4819, Page 184, Register's Office for Davidson County, Tennessee, north 49 degrees 45 minutes 00 seconds west 38.81 feet to a White Oak Tree; thence continuing with Bracey's East line north 17 degrees 30 minutes 00 seconds West 637.60 feet to a steel post; thence continuing with Bracey's East line, north 13 degrees 23 minutes 13 seconds East 509.53 feet to an iron pipe; said pipe being the northeast corner of Bracey and the southeast corner of G.H. Paradise of record in Book 6156, Page 125, Register's Office for Davidson County, Tennessee; thence wiht Paradise's East line North 11 degrees 56 minutes 21 seconds East 589.85 feet to a point; thence continuing with said Paradise East line, North 11 degrees 43 minutes 13 seconds East 277.87 feet to a point in the Center of Sycamore Creek South, thence continuing with the centerline of said creek with the following three calls; North 88 degrees 27 minutes 51 seconds East 438.23 feet, thence south 68 degrees 13 minutes 27 seconds East 292.69 feet; thence south 38 degrees 38 minutes 02 seconds East 239.70 feet; thence leaving said centerline of creek; South 09 degrees 10 minutes 08 seconds West 176.38 feet to a platted concrete monument which marks the northwesterly corner of the aforementioned Ridgeview Estates, thence with the line of Ridgeview Estate for the next eight calls; south 16 degrees 35 minutes 00 seconds West 408.00 feet to a platted concrete monument; thence south 21 degrees 55 minutes 00 soncds West 482.00 feet to a platted concrete monument; thence South 16 degrees 46 minutes 00 seconds East 386.80 feet to a platted concrete monument; thence south 27 degrees 11 minutes 00 seconds West 194.80 feet to a plated concrete monument; thence North 86 degrees 46 minutes 00 seconds West 348.06 feet to a platted concrete monument; thence South 53 degrees 23 minutes 53 seconds West 154.20 feet to an existing concrete monument in the easterly right of way of Apple View Drive; thence containing an additional 25.83 feet to the centerline of Apple View Drive, a total of 180.03 feet to a point, the beginning of a curve in a southerly direction; thence with said curve along said centerline and curving to the right and having the following curve data, a delta of 10 degrees 42 minutes 50 seconds, a radius of 418.00 feet, a tangent of 39.20 feet and a length of 78.16 feet to a point; thence leaving said centerline South 64 degrees 07 minutes 27 seconds West 24.19 feet to the point of beginning.

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 Thomas C. Holmes and wife, Karen S. Holmes

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 at Goodlettsville, Tennessee, this 21st day of November, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires 03-25-02

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public