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This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/30/02 11:13 3pgs
Fees:18.00 Taxes:3052.50

20021230-0161763

SPECIAL WARRANTY DEED

Grantor:	**Delores Ann Baisden, Trustee of Sharon K. Bennett Living Trust, Established December 23, 1999**
Grantee:	**Johnna M. Benedict Watson, an unmarried person**
County:	**Davidson, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Johnna M. Benedict Watson 13 Middleton Park Lane Nashville, TN 37215	**Map and Parcel No. (s):** 157-08-0-A, Parcel 016.00C0

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $825,000.00. Johnna M. Benedict Watson Affiant	Subscribed and sworn to before me, this 10th day of December, 2002. Notary Public My commission Expires:

My Commission Expires
September 25, 2004

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Delores Ann Baisden, Trustee of Sharon K. Bennett Living Trust, Established December 23, 1999** (hereinafter, "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Johnna M. Benedict Watson**, an unmarried person (hereinafter, "Grantee"), her successors, heirs and assigns, the real estate described in Exhibit A, attached hereto (hereinafter, "the Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors, heirs and assigns forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds herself and her successors in trust to warrant and forever defend the title to the Property to Grantee, her successors, heirs and assigns, against the claims of all persons claiming by or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed on this 10th day of December, 2002.

Delores Ann Baisden
Trustee of Sharon K. Bennett Living
Trust, Established December 23, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Delores Ann Baisden, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2002.

Notary Public

My Commission Expires: 10/25/2003.

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

Lot 16 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property conveyed to Sharon K. Bennett, Trustee of Sharon K. Bennett Living Trust, established December 23, 1999 from Southern Homes, Inc. by deed of record as Instrument No. 20010216-0015047, Register's Office for Davidson County, Tennessee. And, in connection with the resignation of Sharon K. Bennett as trustee of such trust, being the same property conveyed to Delores Ann Baisden, Trustee of Sharon K. Bennett Living Trust, established December 23, 1999, from Sharon K. Bennett, Trustee, by deed of record as Instrument No. 20021021-0129132, said Register's Office.

This conveyance is subject to such matters as may affect the Property including, without limitation, the following: (1) 2002 Metropolitan Davidson County property taxes; (2) matters appearing on the plan of record in Plat Book 6900, page 900, said Register's Office; (3) storm water detention agreement of record in Book 6505, page 881; water and sewer purposes in deeds of conveyance of record in Book 8377, page 774, 812 and 816; (4) covenants, conditions and restrictions of record in Book 6522, page 212, first amendment in Book 7119, page 345; second amendment in Book 9816, page 844; and third amendment in Book 10714, page 744, said Register's office.

This is improved property known as 13 Middleton Park Lane, Nashville, Tennessee 37215.

C:\Docs\EA\Bennett\Residence\SpecWtyDeed.wpd