THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Return to:
File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20644

Davidson County DEEDWARR
Recvd: 05/19/03 09:38 2pgs
Fees:13.00 Taxes:712.25

20030519-0067648

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: ~~$192,500.00~~.

Affiant

Subscribed and sworn to before me, this 25th day of APRIL, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. James H. Benson 409 32nd Avenue, South Nashville, TN 37212	NEW OWNER	MAP 104-06 PAR 210

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MATTHEW CHRISTOPHER HAYES AND PATRICK NICHOLAS HAYES, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF MARY HELEN HAYES, DOCKET NO. 01P-619, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES H. BENSON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 409 32nd Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of APRIL, 2003.

MATTHEW CHRISTOPHER HAYES, BY:
ROBERT L. HAYES, ATTORNEY-IN-FACT
PURSUANT TO A POWER OF ATTORNEY
BEING PLACED OF RECORD IMMEDIATELY
PRIOR HERETO, Inst. # 20030519-0067647

PATRICK NICHOLAS HAYES, BY:
ROBERT L. HAYES, ATTORNEY-IN-FACT
PURSUANT TO A POWER OF ATTORNEY
BEING PLACED OF RECORD
IMMEDIATELY PRIOR HERETO, as
Instrument # 20030519-0067646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. HAYES, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said MATTHEW CHRISTOPHER HAYES AND PATRICK NICHOLAS HAYES and is authorized by the said MATTHEW CHRISTOPHER HAYES AND PATRICK NICHOLAS HAYES to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 25th day of APRIL, 2003.

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Tract 1

Being parts of Lots 76 and 77 on a Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, as shown on a survey prepared by John Kohl, dated June 28, 1977, more particularly described as follows"

Beginning at a point in the southwesterly margin of 32nd Avenue, South, said point being 59.2 feet from the southerly margin of Marlborough Avenue; thence in a southwesterly direction 98.6 feet to an alley; thence in a southeasterly direction with said alley 37.2 feet to a point; thence in a northeasterly direction 151 feet to the southwesterly margin of 32nd Avenue, South; thence in a northwesterly direction with the margin of said 32nd Avenue, South 49.6 feet to the point of beginning.

Tract 2

Being part of Lot No. 76 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a copy of a survey made by Geo. W. Watkins, Surveyor, March 14, 1960, as follows:

Beginning in the common line between property conveyed to Evans B. Hunt and wife, by deed of record in Book 2339, page 322, Register's Office for said County, and property conveyed to Douglas B. Chandler and wife by deed of record in Book 2449, page 31, said Register's Office, at point 33.2 feet N 45 deg. 15 min. E of the rear corner common to both said properties, and running thence N 45 deg. 15 min. E 65.4 feet, along said common line, to a point marked "center of driveway" on said survey; thence S 57 deg. W 63.4 feet to an iron pin; thence S 31 deg. E 16.8 feet to the point of beginning, forming a triangle.

Being the same property conveyed to Mary H. Hayes by deed from Douglas B. Chandler and wife, Eula Chandler of record in Book 7999, page 987, said Register's Office. The said Mary H. Hayes having since died and devising said property to Matthew Christopher Hayes and Patrick Nicholas Hayes by Last Will and Testament Docket No. 01P-619, Probate Court, Davidson County, Tennessee. The Executor of said will having conveyed subject property to Matthew Christopher Hayes and Patrick Nicholas Hayes by Executor's Deed appearing as Instrument No. 20020301-0026315, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee, said Register's Office.