PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/20/03 14:47 3pgs
Fees:18.00 Taxes:571.65
20030520-0068805

W & I Ref: (GJ) Title No: 44281

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin Duain Bennett 5436 Village Way Nashville, TN 37211	TITLE CONNECTION, INC. 761 OLD HICKORY BLVD., #103 BRENTWOOD, TN 37027

TAX MAP-PARCEL NUMBERS: 161-10-A-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$154,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Stanley L. Greshner, unmarried, , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Duain Bennett** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 on the Villages of Brentwood of record in Book 5200, page 613, Register's Office for said County.

Said Lot No. 38 fronts 60.0 feet on the northerly margin of Village Way and extends back 110.2 feet on the easterly line and 110.8 feet on the westerly line to a dead line in the rear, measuring 58.7 feet thereon.

Being the same property conveyed to Stanley L. Greschner, a single person by deed from Brenda S. Pearson, an unmarried person of record in Doc. No. 20010604-0057509, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 613, said Register's Office, which Plan shows a designated building site and an easement for electric and phone along the southerly front line of said lot and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Book 6398, page 495, Book 6852, page 497, Book 7207, page 251, Book 8507, page 831, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5436 VillageWay, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4 day of March, 2003 .

Stanley L. Greshner

~~State of~~ District of Columbia

~~County of~~ _____

On this 4 day of March, 2003 , before me the undersigned authority, personally appeared **Stanley L. Greshner** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC

Mary F. Vincent, Notary Public
Comission expires 03-14-03

My Commission Expires: _____ Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $154,500.00

Affiant

Sworn and subscribed before me this 7th day of March, 2003

Notary Public

My Commission Expires: 7/23/03

Widoc: Deed Wty 12 92