THIS INSTRUMENT PREPARED BY:
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103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

Davidson County DEEDWARR
Recvd: 08/16/03 09:33 3pgs
Fees:18.00 Taxes:481.00
20030816-0118766

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
JOHN E. BENZ and wife, NOROMA C. BENZ	John E. Benz 1236 Twelve Stones Crossing Goodlettsville, TN 37072	Map 26-5-3 026050A00300CO

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CAROLYN WADDEY DELFFS ADAMS,** hereinafter referred to as "*Grantor*", has this day bargained and sold, and does hereby transfer and convey unto the said **JOHN E. BENZ and wife, NOROMA C. BENZ,** hereinafter referred to as "*Grantees*", their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

UNIT C of COLONIAL SQUARE, a condominium office building as shown on Site Plan attached as Exhibit B to the Mater Deed of Colonial Square of record in Book 6478, Page 329, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gary Waddey and Carolyn Waddey by deed of record in Deed Book 6478, Page 360, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Gary Waddey to Carolyn Delffs of record in Book 7195, Page 60, said Register's Office. Carolyn Waddey, Carolyn Delffs and Carolyn Waddey Delffs Adams are one and the same person.

This conveyance is made subject to the Master Deed and By-Laws of Colonial Square of record in Book 6478, Page 329; the Declaration of Covenants, Conditions and Restrictions of Colonial Square of record in Book 6478, Page 329; and all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 (66-27-01) of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Colonial Square, a condominium office building of record in Book 6478, Page 329, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED REAL PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This is improved property known as 405C Two Mile Pike, Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOHN E. BENZ and wife, NOROMA C. BENZ, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the Master Deed and By-Laws of Colonial Square of record in Book 6478, Page 329. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said JOHN E. BENZ and NOROMA C. BENZ, their heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 13 day of August, 2003.

Carolyn Waddey Delffs Adams

CAROLYN WADDEY DELFFS ADAMS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $130,000.00.

John A Berry

Sworn to and subscribed before me on this the 13 day of August, 2003.

Amy L Campbell
NOTARY PUBLIC

My Comm. Expires: 3/27/2004

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, CAROLYN WADDEY DELFFS ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Goodlettsville, Tennessee, on this the 13 day of August, 2003.

Amy L Campbell
NOTARY PUBLIC

My Comm. Expires: 3/27/2004

worddocs\realprop\adams.benz.deed