WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent J. Benitone (NAME)	Franklin American Mortgage (NAME)	MAP 142-15-B
105 Belle Glen Drive (ADDRESS)	501 Corporate Centre Drive, #400 (ADDRESS)	PARCEL 14
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Franklin, Tennessee 37067 (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, L. Spencer Martin and wife, Amy P. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trent J. Benitone and wife, Hastings H. Benitone

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Second Amendment Belle Wood Glen Subdivision of record in Plat Book 6900, page 190, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to L. Spencer Martin and wife, Amy P. Martin, by deed from Braden L. Waller and wife, Melinda S. Waller, of record in Book 10873, page 589, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 190, said Register's Office; (c) easement of record in Book 9981, page 182, said Register's Office; and (d) restrictive covenants of record in Book 7121, page 5 and Book 9017, page 797, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/29/03 15:37 2pgs
Fees:13.00 Taxes:780.33
20030829-0126022

unimproved ( )
This is improved (X) property, known as 105 Belle Glen Drive, Nashville, Tennessee 37221
(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 27th day of August, 2003

L. Spencer Martin by Jamie Granbery, Attorney in Fact

Amy P. Martin by Jamie Granbery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2003, before me personally appeared Jamie Granbery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of L. Spencer Martin and Amy P. Martin and acknowledged that she executed the same as the free act and deed of L. Spencer Martin and Amy P. Martin.

Witness my hand and seal this 27th day of August, 2003.

Notary Public

