WARRANTY DEED

P-RE-03-709

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~01/26/05~~ 4-30-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Kramer	Wells Fargo Home Mortagage	
709 N. Wickshire Way (ADDRESS)	11301 Carmel Commons Blvd. (NAME) (ADDRESS)	172-9-A-120.00CO
Brentwood, Tennessee 37027 (CITY) (STATE) (ZP)	Charlotte, NC 28226 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDWARD K. BENWARD AND WIFE, KELVEY B. BENWARD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ~~MEGAN KRAMER~~ * hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ~~WILLIAMSON~~ Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit: * MEGAN A. KRAMER, UNMARRIED

Land In Davidson County, Tennessee, Being Lot No. 120 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, of record in Book 9700, pages 665 & 666, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edward K. Benward and wife, Kelvey B. Benward, by deed from The Jones Company Custom Homes of Tennessee, Inc., dated 11/4/99, of record in Book 11736, page 63, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions shown of record.

unimproved ( )
This is improved (X) property, known as 709 N. Wickshire Way, Brentwood, Tennessee 37027
(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 my/our hand(s) this 27th day of August, 2003.

Edward K. Benward

Kelvey B. Benward

Davidson County DEEDWARR
Recvd: 09/04/03 08:36 2pgs
Fees:13.00 Taxes:998.63

20030904-0128206

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Edward K. Benward and wife, Kelvey B. Benward, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August, 2003.

My Commission Expires: 01/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE WILLIAMSON CO. CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 27th day of August, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800