BOX 2

Davidson County DEEDWARR
Recvd: 11/06/03 09:39 2pgs
Fees:13.00 Taxes:464.35

20031106-0163026

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$125,500.00.**

B. Manning
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2003.

Robin S. Weakley
Notary Public

My commission expires: 3/28/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Malissa Benade	**AMERICA'S WHOLESALE LENDER**	**Map 53-06-B, Parcel 083.00-CO**
513 Riverway Cove Lane	**7105 CORPORATE DRIVE PTX A-195**	
Old Hickory, TN 37138	**PLANO, TX 75024**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Brent K. Hester, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Malissa Benade and husband, Jason Benade

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, TN, being Lot No. 40 on the Plan of Phase 5-B, Waterford, of record in Plat Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brent K. Hester, unmarried, by deed from Jeffrey N. Madsen of record in Instrument #200006260063448, Register's Office for Davidson County, Tennessee. The said Brent K. Hester and Julie B. Hester having since married.

Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees; easements, and restrictions of record if any.

Julie B. Hester joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Brent K. Hester.
This is improved (__X__) Unimproved (____) property, known as **513 Riverway Cove Lane, Old Hickory, TN 37138**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 30th day of October, 2003.

Brent K. Hester

Julie B. Hester

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brent K. Hester and wife, Julie B. Hester,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **30th** day of **October, 2003.**

Robin S. Weakley
Notary Public

My Commission Expires: 3/28/07

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES
MARCH 28, 2007