THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,192,500.00 Affiant Subscribed and sworn to before me this 1st day of December, 2003. Notary Public My Commission Expires: Sept. 22, 2007
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 22042-11-2003**	

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

9F Davidson County DEEDWARR
Recvd: 12/05/03 16:24 2pgs
Fees:13.00 Taxes:4412.25

20031205-0175418

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
W. Douglas McDowell Patricia D. McDowell 609 Enquirer Avenue Nashville, TN 37205	New Owner	Map No.130.02 Parcel No. 104.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **M. Rush Benton and wife, Joan R. Benton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **W. Douglas McDowell and wife, Patricia D. McDowell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

This is Improved property located at **609 Enquirer Avenue, Nashville, TN, 37205**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2003.

M. Rush Benton Joan R. Benton **Joan R. Benton**

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **M. Rush Benton and Joan R. Benton**, 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, at office, this 1st day of December, 2003.

Notary Public

My Commission Expires:
Sept. 22, 2007

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the northerly 75 feet of Lot No. 2 on the Plan of the Country Club Land Company's Subdivision of the 25 acre tract in Belle Meade, as of record in Book 421, Page 116, Register's Office for said County, described according to a copy of a survey made February 19, 1935, by John Wilkes, Civil Engineer, as follows:

Beginning on the westerly margin of Enquirer Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said two lots, westwardly 278 feet on the common corner of Lots Nos. 3.4, and 10 and 11; thence with the line between Lots Nos. 3 and 11 and Lots Nos. 2 and 12, southwardly 179.4 feet to the northwest corner of the property conveyed to Nashville Trust Company, Trustee, by deed from James A. Howell and wife, of record in Book 587, Page 532, Register's Office for said County; thence with the northerly line of the last mentioned property, eastwardly 315 feet to the westerly margin of Enquirer Avenue; thence with same northwardly 175 feet to the beginning.

Being the same property conveyed to M. Rush Benton and wife, Joan R. Benton, by deed dated 8/26/94, from Mary Lee Copp Canale, unmarried, of record in Book 9448, Page 849, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of of record in Book 421, Page 116, Register's Office for Davidson County, Tennessee.