THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21992-10-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,367,500.00. Affiant Subscribed and sworn to before me this 2nd day of December, 2003. Notary Public My Commission Expires:

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: M. Rush Benton Joan R. Benton 919 Lynnwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Ave. North/7th Floor Nashville, TN 37219	**Tax Information:** Map No.130.11 Parcel No. 026.00

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, **Alison S. Douglas and husband Timothy J. Douglas**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M. Rush Benton and wife, Joan R. Benton** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

The said Timothy J. Douglas having joined in this conveyance to convey any and all marital interest he may have in said property.

This is Improved property located at **919 Lynnwood Boulevard, 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 2nd day of December, 2003.

Alison S. Douglas **Timothy J. Douglas**

STATE OF TENNESSEE, COUNTY OF DAVIDSON *SS.:*

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alison S. Douglas and Timothy J. Douglas**, 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 2nd day of December, 2003.

Notary Public

My Commission Expires:

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

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 12/11/03 14:24 2pgs
Fees:13.00 Taxes:5059.75
20031211-0178014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 on the Plan of The Revised Plat of The New Golf Club Subdivision of record in Plat Book 421, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Timothy J. Douglas and wife, Alison S. Douglas, by deed dated 10/5/89 from Joe M. Rodgers and wife, Helen Rodgers of record in Book 7956, Page 959, Register's Office for Davidson County, Tennessee. Timothy J. Douglas has since conveyed his interest in said property to Alison S. Douglas by Quitclaim Deed of record in Book 8625, Page 14, 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) Easement for sanitary sewer of record in Book 5850, Page 928, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Book 421, Page 185, Register's Office for Davidson County, Tennessee.