NEW OWNER:

BENTON L. WAHL
2929 SELMA DRIVE, UNIT-142
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 03-1505

Map 119
Group 14-O-A
Parcel 142

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 12/29/03 09:11 3pgs
Fees:18.00 Taxes:148.00
20031229-0182883

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty Thousand and 00/100 Dollars ($40,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLOTTE ANN SHARPE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BENTON L. WAHL**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Unit # 142, as shown on the Site Plan of Kingswood Condominimus, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Charlotte Ann Sharpe by deed from John M. Sharpe, dated 12/17/02, and of record in Instrument # 20021228-0160138 and also a warranty deed of record in Book 6089, page 845, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 520, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 10th day of December, 2003.

Charlotte Ann Sharpe
CHARLOTTE ANN SHARPE

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLOTTE ANN SHARPE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of December, 2003.

NOTARY PUBLIC

My commission expires: 2/12/07

NOTARY PUBLIC AT LARGE

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The actual consideration or value, whichever is greater, for this transfer is **$40,000.00** .

AFFIANT

Sworn to and subscribed to before me this 10th day of December, 2003.

NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN AUDS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.