File #200420012

Davidson County DEEDWARR
Recvd: 02/03/04 08:10 2pgs
Fees:13.00 Taxes:838.05

20040203-0012747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrel E. Hanbury	Countrywide Home Loans	Map: 155-03-D-29
(NAME)	(NAME)	
7044 Allens Lane	3011 Armory Dr. Ste 120	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CAMERON W. BENSON AND WIFE, VIRGINIA B. BENSON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DARREL E. HANBURY AND WIFE, DENISE HANBURY** 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, Tennessee, being all of Lot No. 29, on the Plan of First Revision, Section 2, Allens Green, as shown by plat appearing of record in Plat Book 9700, Page 109 and as amended in Book 10645, Page 699, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Cameron W. Benson and wife, Virginia B. Benson by Warranty Deed dated February 13, 1998 of record in Book 10795, Page 893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 9231, Page 789; By-Laws of record in Book 9231, Page 816; Charter of Allens Green Homeowners' Association of record in Book 9231, Page 826; Easement of record in Book 8278, Page 236; Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 884; Storm Water Detention Agreement of record in Book 9278, Page 36; PUD Boundary Plat of record in Book 7900, Page 585; Quitclaim Deed to Homeowners' Association for common areas of record in Book 11411, Page 193; Temporary Easement of record in Book 9227, Page 976; any and all matters shown on plat of record in Plat Book 9700, Page 109 and as amended in Book 10645, Page 699; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 7044 Allens Lane, Nashville, TN 37221
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 30th day of January, 2004.

Cameron W. Benson by Ruth Whittaker, his Attorney-in-Fact

Virginia B. Benson by Ruth Whittaker, her Attorney-in-Fact

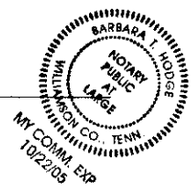
STATE OF Tennessee

COUNTY OF Williamson

On this 30th day of January, 2004, before me personally appeared Ruth Whittaker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Cameron W. Benson and wife, Virginia B. Benson and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20040203-0012746, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 30th day of January, 2004.

Notary Public

My Commission Expires: 

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064