FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th
7th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William R. Benson	New Owner	Map 62
P.O. Box 293000		Group 9
Nashville, TN 37229		Parcel 67

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, we William L. Piper and wife, Vivian Piper hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto William R. Benson and Tara E. Snow* 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:

* Joint Tenants with Right of Survivorship.

Being Lot Nos. 24 and 25 on the Map of River View Subdivision, as of record in Plat Book 547, Pages 93, 94 and 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description hereof.

Said Lot No. 24 fronts 50 feet on the westerly side of Riverview Avenue, now known as Pennington Bend Road and runs back 160 feet on the southerly line and 165 feet on the northerly line to the low water mark of the Cumberland River measuring 49.8 feet thereon.

Said Lot No. 25 fronts 50 feet on the westerly side of Riverview Avenue, now known as Pennington Bend Road and runs back 165 feet on the southerly line and 170 feet on the northerly line to the low water mark of the Cumberland River measuring 49.9 feet thereon.

Being the same property conveyed to William L. Piper and Vivian Piper, husband and wife, by deed from William A. Fields, Executor, of record in Instrument 20011205-0133962, said Register's Office, dated November 20, 2001.

This conveyance is subject to: (1) 2004 County Taxes which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 547, pages 93, 94 and 95, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)
This is Improved ( ) property, known as 2301 Pennington Bend Rd., Nashville, TN 37214

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 we do covenant with the said GRANTEES that we 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 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 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 7th day of April, 2004.

William L. Piper

Vivian Piper

Davidson County DEEDWARR
Recvd: 04/12/04 14:09 2pgs
Fees:13.00 Taxes:351.50

20040412-0040966

STATE OF NORTH CAROLINA)
COUNTY OF CATAWBA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Piper and Vivian Piper, 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 Clayton, North Carolina, this 7th day of April, 2004.

My Commission Expires: 4/7/07

Harlan F Little
Notary Public

