STATE OF TENNESSEE
COUNTY OF Williamson

27A 2/3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,100.00

Emily Dolinger
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of April, 2004.

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 2006

WARRANTY DEED

Return To:

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, Inc.
213 Ward Circle, Suite 200
Brentwood, TN 37027

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/06/04 12:26 2pgs
Fees:13.00 Taxes:1628.37
20040506-0051908

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin Sensing
4105 Crestridge Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:
Wells Fargo Home Mortgage Inc.
11301 Carmel Commons Blvd. #309
Charlotte, NC 28226

MAP-PARCEL NUMBERS:
Map\Parcel:132-01-0-204.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Brelin Taylor, Jr. and wife, Rhonda C. Taylor** hereinafter referred to as Grantors, hereby transfers and conveys to **Benjamin Sensing, married** hereinafter referred to as 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 Lot No. 56 on the Plan of Brookhaven Estates of record in Book 1835, Page 49 and 50, Register's Office for said County.

SAID Lot. No. 56 fronts 245 feet on the northwesterly margin of Crestridge Drive and extends back 196.5 feet on the northeasterly line and 247.7 feet on the southwesterly line to a broken line in the rear, measuring 203.8 feet thereon.

Being the same property conveyed to Thomas Brelin Taylor, Jr and wife, Rhonda C. Taylor, by Warranty deed from Daniel L. Walker and Pamela C. Walker of record at Instrument No. 20030203-0014365, Register's Office for Davidson County, Tennessee, dated January 22, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, Page 49 and 50, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1786, Page 501 and Book 1969, Page 609, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4105 Crestridge Drive, Nashville, Tennessee 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of April, 2004.

Thomas Brelin Taylor, Jr.

Rhonda C. Taylor
By:Thomas Brelin Taylor, Jr. Attorney-in -fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Brelin Taylor, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2004.

Notary Public

My Commission Expires: 11/4/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Thomas Brelin Taylor, Jr. with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Rhonda C. Taylor, who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Rhonda C. Taylor.

Witness my hand and official seal this 28th day of April, 2004.

Notary Public

My Commission Expires: 11/4/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

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