39-B

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2004.

Notary Public
My commission expires: 7-30-05

Davidson County DEEDWARR
Recvd: 05/17/04 14:36 2pgs
Fees:13.00 Taxes:924.63
20040517-0057608

07-0404-81222

Address of New Owner:	Send Tax Bills to:	Tax Information
Berlin F. & Sharon E. Benson 7913 River Fork Drive Nashville TN 37221	Wells Fargo PO Box 10384 Des Moines, IA 50306	141-15-D-180CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas D. Stewart and wife, Janet M. Stewart**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Berlin F. Benson and wife, Sharon E. Benson,** hereinafter called the Grantees, their successors 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. 180 on the Plan of Phase III-D, "Sheffield on the Harpeth" of record in Book 7900, Pages 710 & 712, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas D Stewart and wife Janet M. Stewart by Deed from Phillips Builders, Inc. of record in Book 9722, page 844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7913 River Fork Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of May, 2004.

Thomas D Stewart
Thomas D. Stewart

Janet M Stewart by Thomas D Stewart her atty-in-fact
Janet M. Stewart
By: Thomas D. Stewart, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas D. Stewart**, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 13th day of May, 2004.

Catherine R Vass
Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/30/04



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, **Thomas D. Stewart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for **Janet M. Stewart** and is authorized by her to execute this instrument on her behalf.

Witness my hand in Franklin, TN, this 13th day of May, 2004.

Catherine R Vass
Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/30/04

