Davidson County DEEDWARR
Recvd: 08/10/04 14:24 2pgs
Fees:13.00 Taxes:414.40

20040810-0096647

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARC JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2006

B-AHR-04-0938

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tasha Benjamin	SouthTrust Mortgage	
938 Locklayer Street	(NAME) 210 Wildwood Parkway, Suite 100	081 160 725.00
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AHR DEVELOPMENT, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TASHA BENJAMIN AND GEORGIA C. BENJAMIN AND ARNOLD BENJAMIN, JR. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 41 and the westerly 20 feet of Lot No. 40. Block "B" in Bransford Realty Company's Subdivision of the North Hill Tract, of record in Book 332, page 72, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the north side of Locklayer Street, the common corner of Lots. No. 41 and 42 of said Plan; running thence northerly along the common boundary of Lots No. 41 and 42, 100 feet to a point on the south margin of an alley; thence westerly along said margin of said alley 61.5 feet to a point: thence in a straight line southerly 60 feet to a point on the north margin of Locklayer Street; thence in a westerly direction along said margin of Locklayer Street. 55 feet to the point of beginning.

Being the same property conveyed to AHR Development, Inc. by Quitclaim Deed executed May 9, 2002 and filed for record on May 9, 2002 in Instrument Number 20020509-0057188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 938 Locklayer Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 4th day of August, 2004.

AHR Development, Inc.

BY:

Dan Eaton, Controller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Dan Eaton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Controller of AHR Development, Inc., the within named bargainor, a corporation, and that he as such Controller being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Controller.

Witness my hand and official seal at Nashville, TN on this 4th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903