PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

FILE BOX 45

Davidson County DEEDWARR
Recvd: 09/13/04 11:30 2pgs
Fees:13.00 Taxes:444.00

20040913-0110111

W & I Ref: _____ Title No: 45893

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cynthia Carson 2830 Rural Hill Circle Nashville, Tennessee 37217	**First Horizon Home Loan Corporation** **D/B/A First Tennessee Home Loans** **4000 Horizon Way** **Irving, TX 75063**

TAX MAP-PARCEL NUMBERS: 150-01-136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Clarence E. Bennett and spouse, Mary Lou Bennett, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cynthia Carson, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Edge-O-Lake Estates, Section Eight of record in Book 3700, page 101, Register's Office for said County.

Said Lot No. 37 fronts 80 feet on the westerly margin of Rural Hill Circle and extends back 149.76 feet on the northerly line and 142.58 on the southerly line to a dead line in the rear, measuring 80.34 feet thereon.

Being the same property conveyed to Clarence E. Bennett and wife, Mary Lou Bennett by deed from Jack Williams and wife, Frances E. Williams of record in Book 4234, page 940, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, Page 101, said Register's Office, which Plan shows a 30 foot minimum building setback line from Rural Hill Circle and a 10 foot easement for public utility and drainage purposes along the rear line(s). Subject to Restrictions contained in instrument of record in Book 4076, Page 565, said Register's Office.

This is improved property, known as: 2830 Rural Hill, Nashville, Tennessee 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of September, 2004 .

Clarence E. Bennett

Mary Lou Bennett

State of TENNESSEE
County of WILLIAMSON

On this 10th day of September, 2004 , before me the undersigned authority, personally appeared **Clarence E. Bennett Mary Lou Bennett** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $120,000.00

Affiant

Sworn and subscribed before me this 10th day of September, 2004

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.