Record & Return To: Smith Sholar Associates, PLLC.
846 Conference Drive Suite 4 Goodlettsville, TN. 37072

This instrument prepared by:
Mandy Baird, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-676051**

Davidson County DEEDWARR
Recvd: 12/13/04 15:16 3pgs
Fees:18.00 Taxes:673.03
20041213-0148001

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of November, 2004**, by and between **Ann Stockton Koepke**, parties of the first part, and **George Benton and Jamey Savdie**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF RESUBDIVISION OF LOTS NOS. 45 AND 46, SOUTHAMPTON, PHASE 3, OF RECORD IN BOOK 6200, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Ann Stockton, unmarried by Warranty Deed from Marianne R. Varney, unmarried, recorded the 14th day of August, 2001 in Instrument No. 20010814-0087575, in the Register's Office of Davidson County, Tennessee. Ann Stockton having since married is now known as Ann Stockton Koepke.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **141-12B-53 CO**

X Improved OR
Unimproved property located at: **1237 Brenner Drive, Nashville, Tennessee 37221**

James A. Koepke joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **James A. Koepke** may have in the above captioned property by virtue of **his** marriage to **Ann Stockton Koepke**, but the said **James A. Koepke** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ann Stockton Koepke

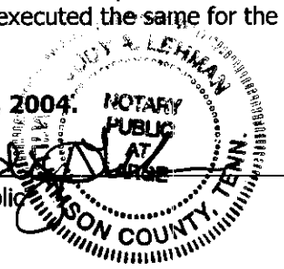
James A. Koepke

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ann Stockton Kopeke and James A. Koepke** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of November, 2004.**



Notary Public

My Commission Expires: 3-10-07

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Owner's Name: **George Benton and Jamey Savdie**

and Address: **1237 Brenner Drive**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes) :CTX Mortgage Company
P.O. Box 650269
Dallas, TX. 75265-0269

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$181,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of November, 2004.**

Notary Public

My Commission Expires: 3/25/07

PENNY ALLISON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.