This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sarah Elizabeth Benson
229 Morton Ave.
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 01/05/05 10:27 2 pg:
Fees:13.00 Taxes:514.30
20050105-0001735

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loans d/b/a First Tennessee Home Loans
P. O. Box 146
Memphis, TN 38101

MAP **119**
GROUP **14**
PARCEL **239**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Margaret R. Rodney Paulus*, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Sarah Elizabeth Benson and husband, Robert Green Benson, III**, hereinafter called the "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. 44 on the Plan of William Lee Subdivision of the Roth Property, of record in Plat Book 1130, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Margaret R. Rodney, unmarried by deed from Sharon K. Willeby and Jennifer Jones, both unmarried of record in Book 9829, page 174, Register's Office for Davidson County, Tennessee. Margaret R. Rodney is now known as Margaret R. Paulus.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 229 Morton Ave., Nashville, Tennessee 37211.

*Daniel C. Paulus hereby joins in this conveyance to transfer any of his right, title, and interest in the subject property, marital or otherwise.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 23rd day of December, 2004.

Margaret R. Rodney Paulus

Daniel C. Paulus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Margaret R. Rodney Paulus and Daniel C. Paulus**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of December, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $139,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of December, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.