WARRANTY DEED

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$183,500.00**

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2004.

Notary Public

My commission expires: 7/25/2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paula A. Koch	First Horizon Home Loan Corp.	**Map 173-9A, parcel 096.00CO**
622 St. Jules Lane	P.O. Box 146	
Nashville, TN 37211	Memphis, TN 38101	

Davidson County DEEDWARR
Recvd: 01/06/05 10:56 2 pgs
Fees:13.00 Taxes:678.95

20050106-0002183

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ruth Ann Wright and husband, Smith L. Benjamin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paula A. Koch, Unmarried

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. 88 on the Plan of Lenox Village, Revision One, Section Two, a Planned Unit Development, as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Ruth Ann Wright by Warranty Deed from Signature Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20040217-0018088, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed Restrictions, of record in Instrument No. 20020315-0032825, Declaration of Charter, Easements, Covenants and Restrictions and By-Laws in Instrument No. 20020315-0032826, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Smith L. Benjamin, spouse of the above named Ruth Ann Wright, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is Improved (__X__) Unimproved (____) property, known as: **622 St. Jules Lane, Nashville, TN 37211**

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 we do covenant with the said GRANTEES 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **30th** day of **December, 2004.**

Ruth Ann Wright
Ruth Ann Wright

Smith L. Benjamin
Smith L. Benjamin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth Ann Wright and Smith L. Benjamin,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **December, 2004.**

Notary Public

My Commission Expires: 5/30/07

