(2)

Davidson County DEEDWARR
Recvd: 03/08/05 08:52 3 pgs
Fees:18.00 Taxes:1535.50
20050308-0025093

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 144-15-2

| Send Tax Statements To: | Name/Address New Owner: | Name of Mortgagee: |
|---|---|---|
| PRIME MOTIVE BUILDERS, LLC | SAME | AMSOUTH BANK |
| P. O. Box 2324 | | |
| Brentwood, TN 37024 | | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, THOMAS P. BENNETT and wife, PAULA S. BENNETT, have bargained and sold and by these presents do transfer and convey unto PRIME MOTIVE BUILDERS, LLC, a Tennessee limited liability company, its successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, TN, being Lot No. 14 on the Plan of Hillsboro Park, Section I, of record in Plat Book 2331, page 30 and 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas P. Bennett and wife, Paula S. Bennett by Warranty Deed from Jacqueline B. Carter and husband, Gilbert E. Carter of record in Book 8806, page 751, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND WE DO COVENANT with the said Grantee, its successors and assigns, that Grantors are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2005 Davidson County property taxes are a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantee assuming responsibility for payment of same.

2. All matters as shown on the Plan of Hillsboro Park, Section I, of record in Plat Book 2331, pages 30 & 31, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 2435, page 237, amended in Book 2603, page 440, and addendum in Book 4207, page 397, Register's Office for Davidson County, Tennessee.

4. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7853, page 170, Register's Office for Davidson County, Tennessee.**

**AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.**

**IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 3rd day of March, 2005.**

Thomas P. Bennett
**THOMAS P. BENNETT**

Paula S. Bennett
**PAULA S. BENNETT**
**By:** Thomas P. Bennett
**THOMAS P. BENNETT, Atty-in-fact**
**Of record in Instrument No.** _____
**RODC, TN.** 20050308002509 2

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS P. BENNETT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.**

**WITNESS my hand and seal, at office, on this 3rd day of March, 2005.**

CAROL L. McARTHUR NOTARY PUBLIC WILLIAMSON COUNTY, TN

**My Commission Expires:**
July 20, 2008

Carol L. McArthur
**Notary Public**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**On this 3rd day of March, 2005, before me personally appeared THOMAS P. BENNETT, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of PAULA S. BENNETT, and who acknowledged that he executed the same as the free act and deed of the said PAULA S. BENNETT.**

**WITNESS my hand and seal, at office, on this 3rd day of March, 2005.**

CAROL L. McARTHUR NOTARY PUBLIC WILLIAMSON COUNTY, TN

**My Commission Expires:**
July 20, 2008

Carol L McArthur
**Notary Public**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $415,000.00.**

**Affiant**

**Sworn to and subscribed before me on this 3rd day of March, 2005.**

**My Commission Expires:** July 20, 2008

CAROL L. McARTHUR NOTARY PUBLIC WILLIAMSON COUNTY, TN

**Notary Public**