Davidson County DEEDWARR
Recvd: 03/21/05 14:52 1 pg
Fees:13.00 Taxes:688.20

20050321-0030654

# WARRANTY DEED

BW-20050045

STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF March, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Harold S. Benson, a single man | WR Starkey Mortgage, LLP | 117-03-0-C-104.00 |
| 104 Hillsboro Place | 5055 W. Park Blvd, Suite 300 | |
| Nashville, TN 37215 | Plano, TX 75093 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, NICHOLAS A. ROSE, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HAROLD S. BENSON, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Being Unit No. 104 on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, page 757 and 758, both of record in the Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.
Being the same property conveyed to Nicholas A. Rose, Jr., unmarried from Diane P. Holladay, Trustee under the Revocable Holladay Family Living Trust, dated November 4, 1998, by Warranty Deed dated February 7, 2003 and recorded 05/06/03 in Instrument #20030506-0060592 and recorded 04/23/04 in Instrument #20040423-0046537, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property know as 104 Hillsboro Place, Nashville, Tennessee 37215 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 11th day of March, 2005 :

Nicholas A. Rose, Jr.

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named NICHOLAS A. ROSE, JR., UNMARRIED, the bargainor(s), 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 official seal at Williamson, Tennessee, this 11th day of March, 2005.

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 6-26-07