3WB
GSC
LHT

Davidson County DEEDWARR
Recvd: 03/31/05 12:48 3 pgs
Fees:18.00 Taxes:3885.00

20050331-0035032

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows: James R. Stadler and Elizabeth B. Stadler 314 Walnut Drive Nashville, TN 37205	Send Tax Bills To: Same	Map-Parcel Number: 116-11-0 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAXWELL E. BENSON, JR., unmarried, AND KATHARINE JANE BENSON, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES R. STADLER AND WIFE, ELIZABETH B. STADLER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract 1.
Lot Nos. 23 & 24 on the Plan of D. B. Kenner's Walnut Grove Subdivision as of record in Book 974, page 2, Register's Office for said County.

Said Lot Nos. 23 & 24 adjoin and front 100 feet each on the easterly side of Walnut Drive, and run back between lines 210 feet on the northerly line of Lot No. 23 and 207 feet on the southerly

line of Lot No. 24, to the west line of the property of the Woodmont Golf Club, on which they measure 105.5 feet each.

Tract 2.
The northerly one-half of Lot No. 25 on the Plan of Walnut Grove Subdivision as of record in Book 974, page 2, Register's Office for said County.

Being the same property conveyed to Maxwell E. Benson, Jr. and Katharine Jane Benson, equally as tenants in common, by quitclaim deed from Maxwell E. Benson, Jr. and Katharine Jane Benson, Co-Executors of the Estate of Katharine D. Benson, of record as Instrument No. 20040819-0100148, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro and City of Belle Meade taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 974, page 2, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer of record in Book 5787, page 3, said Register's Office.

This is improved property known as 314 Walnut Drive, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of March, 2005.

Maxwell E. Benson, Jr.

Katharine Jane Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAXWELL E. BENSON, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2005.

GEORGE V. CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHARINE JANE BENSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007