NEW OWNER:

FRANK R. BENSON

505 Moncrief

Goodlettsville TN 37072

SEND TAX BILLS TO:

~~NEW OWNER~~ N Bank, NA

1255 Lakes Parkway Bldg 200

Lawrenceville GA 30043

Map 25
Group 03-0
Parcel 26.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 05-0266

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 04/08/05 10:22 3 pgs
Fees:18.00 Taxes:406.63
20050408-0038735

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($109,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **REBECCA DIXON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **FRANK R. BENSON**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plat of "CUDE SUBDIVISION" of record in Instrument No. 20011009-0109914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof..

Being the same property conveyed to Rebecca Dixon by deed from Walter F. Duke, dated January 8, 2002, and of record in Instrument No. 20020110-0004128, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20011009-0109914, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on April 6, 2005.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 31st day of March, 2005.

Rebecca S Dixon

REBECCA DIXON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **REBECCA DIXON**, 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 office this 31st day of March, 2005.

Gwendolyn Shore

NOTARY PUBLIC

My commission expires: May 6, 2007

GWENDOLYN SHORE NOTARY PUBLIC AT LAR WILSON

****

The actual consideration or value, whichever is greater, for this transfer is **$109,900.00** .

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2005.

NOTARY PUBLIC

My commission expires: Aug 6, 2007

GWENDOLYN SHORES
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.