THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 04/08/05 11:00 2 pgs
Fees:13.00 Taxes:185.00

20050408-0038818

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me this 8 day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Diana Darby and Mark Linn	Same	Map Map 82-5
109 Groome Dr		Parcel 160
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Alyce Benford**, married, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Diana Darby and Mark Linn unmarried, and to the survivor of them**, the purpose of which is to create in them a survivorship estate, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of D. T. McGavock Addition, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 50 feet on the westerly side of Fourth Avenue, North, formerly Cherry Street, and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Mary Alyce Benford, by deed from James A. Pope, of record in Book 7314, page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 1703 Fourth Avenue, North, Nashville, TN 37208.

The above-described property is not the place of usual residence of Grantor, herein.

Clarence Benford, husband of Mary Alyce Benford, joins in the conveyance to convey any and all interest he may have in the above-described property.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does 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 the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, assigns 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 hand this 8 day of April, 2005.

X Mary Alyce Benford
Mary Alyce Benford

X Clarence Benford
Clarence Benford

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, **Mary Alyce Benford and Clarence Benford**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06