Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $739,000.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2005.

Notary Public
My commission expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

03-0503-32627

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Russell Bennett 2010 Lombardy Avenue Nashville TN 37215	new owner	117-070-202.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alison Poss, a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Russell Bennett, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of the re-subdivision Plat of Part of Lot 1 and the Tract immediatly West of Lot 1, Walter Stokes Home Place, of record in Instrument No. 20001115-0113383, revised in Instrument No. 20010404-0032693, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alison Poss, a married woman, by deed from Robert Kincaid, of record in Instrument No. 200306240086969, Register's Office for Davidson County, Tennessee.

Nathan Poss, husband of Alison Poss joins in the execution of this instrument for the purpose of conveying his marital interest if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2010 Lombardy Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 05/02/05 09:04 2 pgs
Fees:13.00 Taxes:2734.30
20050502-0048202

WITNESS my hand this 18th day of April, 2005.

Alison Poss

Nathan Poss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alison Poss and Nathan Poss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 18th day of April, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09