Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $164,500.00

Andrew Benedict IV
Affiant

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Subscribed and sworn to before me, this 27th day of April, 2005.

Notary Public
My commission expires: 7-23-05

02-0504-43843

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Andrew Benedict, IV	Countrywide Home Loans, Inc	146-15-0-157.00
5208 Anchorage Drive	PO Box 10213	
Nashville TN 37220	Van Nuys, CA 91410-0213	

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, Janis Lea Mansker, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Andrew Benedict, IV, an unmarried man, hereinafter called the Grantee, his 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. 64 on the Plan of Haileywood Estates, Section IV, of record in Plat Book 2330, Page 59, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Janis Lea Mansker by deed dated 8/30/00 of record in Instrument No. 200008310086354, Register's Office for Davidson County, Tennessee.
>
> 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 5208 Anchorage Drive, Nashville, TN 37220

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: 05/05/05 11:15 2 pgs
Fees:13.00 Taxes:608.65
20050505-0050635

WITNESS my hand this 27th day of April, 2005.

Janis Lea Mansker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janis Lea Mansker, 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 Brentwood, TN, this 27th day of April, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

