PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 05/20/05 14:02 2 pgs
Fees:13.00 Taxes:2778.70
20050520-0057283

W & I Ref:(_____) Title No: 46291
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas P. Bennett Paula S. Bennett 117 Prospect Hill Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-08-F-117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$751,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles E. Wells and spouseAnn H. Wells**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas P. Bennett and Paula S. Bennett** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 117, as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, as amended in Book 5169, page 426; Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County.

Being the same property conveyed to Charles E. Wells and wife, Ann H. Wells by deed from Gary W. Fox and wife, Elizabeth B. Fox, doing business as Gary W. Fox Construction Company of record in Book 5629, page 393, said Register's Office. By Quitclaim Deed of record in Book 10375, page 136 Register's Office for said County, subject property was conveyed to Ann H. Wells by Quitclaim Deed of record in Book 10594, page 403, said Register's Office, subject property was conveyed to Charles E. Wells and Ann H. Wells, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 67-71, as amended in Book 5169, page 426; Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157 as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, and Book 5514, page 138 Book 11758, page 466, said Register's Office, and by setback lines, easements, limitation and conditions as shown on the said plan of record.

This is improved property, known as: 117 Prospect Hill, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of May, 2005.

Charles E. Wells

Ann H. Wells

State of TENNESSEE

County of DAVIDSON

On this 18th day of May, 2005 , before me the undersigned authority, personally appeared Charles E. Wells Ann H. Wells , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $751,000.00

Affiant

Sworn and subscribed before me this the 18th day of May, 2005

My Commission Expires: 7/19/08

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.