PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/03/05 12:41 3 pg
Fees:18.00 Taxes:560.55

20050803-0091060

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of July, 2005, by and between ALBERTA PATE HARRIS, A WIDOW, hereinafter called Grantor, and SCOTT B. BENNETT and AMANDA G. MCKEE, BOTH UNMARRIED,* hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ALBERTA PATE HARRIS, A WIDOW, as Grantor, does hereby bargain, sell, transfer and convey unto SCOTT B. BENNETT and AMANDA G. MCKEE, BOTH UNMARRIED,* hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1207 LITTONWOOD DRIVE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

*as joint tenants with right of survivorship

Alberta Pate Harris
ALBERTA PATE HARRIS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ALBERTA PATE HARRIS, A WIDOW, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, this 29th day of **July, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

SCOTT B. BENNETT and AMANDA G. MCKEE
1207 LITTONWOOD DRIVE
NASHVILLE, TENNESSEE 37216

Property Address:

1207 LITTONWOOD DRIVE
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

M & T MORTGAGE CORPORATION
700 INTERSTATE PARK
MONTGOMERY, AL 36109

Map & Parcel #: MAP 61-8, PARCEL 89

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$151500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Scott B Bennett
Affiant

Sworn to and subscribed before me, a Notary Public, this 29 day of **July, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

05-7653

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot Number 26 of Section III, McGaughey Heights, as of record in Book 1835, Page 120, Register's Office for said County.

Said Lot Number 26 fronts 100 feet on the northerly side of Littonwood Drive, and extends back 201.8 feet on the westerly line and 201.1 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to James B. Harris and wife, Alberta Pate Harris, by Warranty Deed from Kenneth Kasey, a single man, of record in Book 2143, page 566, Register's Office for Davidson County, Tennessee. The said James B. Harris having since died December 28, 1991, the herein described property vests in Alberta Pate Harris, surviving spouse of James B. Harris.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 61-8, PARCEL 89).

2. All matters as set forth on the Plan of Section III, McGaughey Heights of record in Plat Book 1835, page 120, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.