THIS INSTRUMENT PREPARED BY:

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 175
Nashville, Tennessee 37214

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 08/10/05 08:40 3 pg
Fees:18.00 Taxes:444.00

20050810-0094570

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Amy Wood, et vir 1806 Union Hill Rd. Goodlettsville, TN 37072	New owner	Map 17 Parcel 5 Map 17 Parcel 6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ALPHON E. BENTON, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto AMY WOOD and CASEY WOOD, wife and husband, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: Being in the 10th Civil District of said County, beginning at a point in the middle of the Union Hill-Joelton Rd, 180 feet westerly from the middle of the Greer Rd at the intersection of the said Greer Rd and the Union Hill-Joelton Rd.

Said tract of land begins at the point above described and runs with the center of the Union Hill-Joelton 105 feet in a westerly direction, and runs in a northerly direction between parallel lines 420 feet to a dead line which measures 105 feet thereon.

Being the same property conveyed to Leonard A. Benton and wife, Alphon E. Benton by deed from Charles Benton and wife, Nannie Benton, filed for record in Book 1627, Page 436, Register's Office for Davidson County, Tennessee; and, Leonard A. Benton, a/k/a L. A. Benton, died on January 4, 1998, at which time the above described real property became vested in Alphon E. Benton, as surviving tenant by the entirety.

TRACT II: Land in the Tenth Civil District of Davidson County, Tennessee, located North of Union Hill Road and west of Greer Road, being the south part of the C. A. Benton Estate, Beginning at a spike in the center of Greer Road 26 ft south of the S.W. corner of James Dickens one acre tract, running S. 35 deg. E. 450 ft to a spike on the south side of Union Hill and Greer Road intersection; thence S. 68 deg. 45' W. 180 ft to the East corner of a one acre tract; thence 90 deg. Rt and running 420 ft with the East line of the one acre tract to a pin; thence 90 deg. Lt and running 105 ft with the north line of the one acre tract to a pin; thence 90 deg. Lt and running 420 ft with the west line of the one acre tract to a point in the south side of Union Hill Road; thence S. 68 deg. 45' W. 135 ft to a point on the south side of Union Hill Road; thence S. 66 deg. 30' W. 448.4 ft to a pin this pin being E. R. Benton's S. E. Corner; thence N. 10 deg. 40' W. 555 ft following E. R. Benton's east line to a pin, this pin being Elizabeth Greer's S.E. corner (pin in branch) thence S. 85 Deg. 10' E. 300 ft with Elizabeth Greer's south line to a corner fence post; thence N. 63 deg. 15' E. 392 Ft running with a wire fence to the beginning, containing 6.71 Acres, more or less, according to survey made by C. J. Carney, Surveyor, July 30th, 1957.

Being the same property conveyed to L. A. Benton and wife, Alphon E. Benton, by deed from E. R. Benton, Elizabeth Benton Greer and Jessie Benton Eaton, by deed filed for record in Book 2694 Page 569, Register's Office for Davidson County, Tennessee; and, Leonard A. Benton, a/k/a L. A. Benton, died on January 4, 1998, at which time the above described real property became vested in Alphon E. Benton, as surviving tenant by the entirety.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1806 Union Hill Road, Goodlettsville, TN 37072.

Provisions are included herein for water rights from a spring on Tract I conveyed to Jessie Benton Eaton.

INCLUDED IN THE DESCRIPTION OF TRACT II, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A CERTAIN TRACT OR PARCEL OF LAND ORIGINALLY CONVEYED TO RAY OWENS AND WIFE CAROL M. OWENS BY DEED FROM L. A. BENTON AND WIFE, ALPHON E. BENTON, FILED FOR RECORD IN BOOK 4950 PAGE 992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A MORE RECENT SURVEY BY TOMMY E. WALKER, LICENSED TENNESSEE SURVEYOR, NUMBER 1465, AS FOLLOWS:

> Beginning at concrete monument in the northerly margin of Union Hill Road, and according to the property conveyed to Deborah D. Ayers, of Record and Deed Book 11382 Page 848, Register's Office for Davidson County, Tennessee; thence, with the line of Ayers north 10 degrees 40 minutes 00 seconds west 527.33 feet to a post; thence south 83 degrees 54 minutes 38 seconds east 300.00 feet to an iron pin; thence south 11 degrees ten minutes 01 seconds east 366.30 feet to an iron pin in the northerly margin of Union Hill Rd.; thence with said margin of said road south 65 degrees 58 minutes 04 seconds west 194.45 feet to an iron pin; thence on a curve having length of 105.55 feet to the point beginning and containing 2.949 acres, more or less. (The said property was described in the original deed to Ray Owens, et ux. as having 3.02 acres, more or less.)

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 and assigns, forever.

And I, the GRANTOR, does covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

KENNETH W. BENTON executes this Warranty Deed as Attorney-in-Fact for ALPHON E. BENTON, an unmarried woman, under a Power of Attorney of record in Instrument No. 20050624-0072772, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Alphon E. Benton

By Kenneth W. Benton Attorney In Fact.

ALPHON E. BENTON, an unmarried woman
By: KENNETH W. BENTON, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 28th day of July, 2005, before me, personally appeared KENNETH W. BENTON, to me known to be the person who executed the foregoing instrument on behalf of ALPHON E. BENTON, an unmarried woman, and acknowledged that he executed the same as the free act and deed of the said ALPHON E. BENTON, an unmarried woman.

WITNESS my hand and official seal this the 28th day of July, 2005.

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Sworn to and subscribed before me, this the 28th day of July, 2005.

NOTARY PUBLIC

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008