	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$276,000.00~~. Affiant Subscribed and sworn to before me, this the 1st day of August, 2005. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephen V. Roberts	**Capital Bank & Trust Company**	**Map 118-09, Parcel 184.00**
938 Woodmont Boulevard	**1820 West End Avenue**	
Nashville, TN 37215	**Nashville, TN 37203**	

Davidson County DEEDWARR
Recvd: 08/15/05 09:19 2 pgs
Fees:13.00 Taxes:1021.20

20050815-0096062

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

C. Robert Benson,III and wife, Tina Nichols Benson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen V. Roberts and wife, Donna L. Roberts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th Civil District of Davidson County, TN, being a part of the south part of Lot 21 on the map of the Noelton Subdivision, not of record, and described according to a copy of a survey thereof made March 22, 1947, by W.A. Blanchard, surveyor, as follows: Beginning at a point in the north margin of Woodmont Boulevard, 321.5 feet east of the easterly margin of 10th Avenue South, now Lealand Lane; thence North 7 deg. 35' East 199.4 feet to an iron pin in the south line of the property conveyed to Walter M. Williams and wife, by deed of record in Book 1035, Page 414, said Register's Office, said point being 309 feet east of the easterly margin of Lealand Lane, as measured along Williams' south line; thence along Williams' south line South 83 deg. 52' East 69 feet to an iron pin; thence South 3 deg. 55' West 199.7 feet to an iron pin in the north margin of Woodmont Boulevard; thence with the margin of the same North 83 deg. 55' West 81.5 feet to the beginning.

Being the same property conveyed to Crayton Robert Benson, III and wife, Tina Nichols Benson by deed from Doug Corzine and wife, Deborah Corzine of record in Instrument #20021003-0120787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record if any.

This is improved (_X___) Unimproved (____) property, known as **938 Woodmont Boulevard, 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 GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Witness my/our hand(s) this 1st day of August, 2005.

C. Robert Benson,III

Tina Nichols Benson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **C. Robert Benson,III and wife, Tina Nichols Benson,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **1st** day of **August, 2005.**

Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES
MARCH 28, 2007