Davidson County DEEDWARR
Recvd: 08/16/05 09:05 2 pgs
Fees:13.00 Taxes:623.45

File #20050119

20050816-0096684

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Rene' Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RENE CAUDILL	Countrywide Home Loans	MAP 173-9-A
(NAME) 638 St. Jules Lane	(NAME) 801 Crescent Centre Drive Suite 510	PARCEL 88 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Donna L. Benjamin, married and Gerald F. Benjamin and Lee-Ann Benjamin, Husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rene Caudill Unmarried, hereinafter called the GRANTEE, her heirs 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. 95 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, said Register's office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna L. Benjamin, Unmarried and Gerald F. Benjamin and Lee-Ann Benjamin, husband and wife by deed dated 12-12-02 from NVR, Inc., T/A Ryan Homes, a Virginia corporation, of record in instrument No. 200212160154366, Register's office for Davison County, Tennessee. The said Donna L. Benjamin having since married.

Travis Shevenell, spouse of Donna L. Benjamin, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the master Deed establishing a Horizontal Property Regime of Lenox Village, of record in Instrument No. 200203-15-0032825 and supplemented in instrument No. 200405260062221, and further supplemented in Instrument No. 200212260158459;

This conveyance is subject to Covenants, Conditions and Restrictions contained in instruments of record in Instrument No. 20020315-0032826, 20021226-0158458, 20020911-0110906 and Instrument No. 200405260062220; Homeowner's Association Charter of record in Instrument No. 20010412-0045831; Easement for Sanitary Sewer, Storm Drainage and Water Main of record in Instrument No. 2001129-0130322; Easement for Sanitary Sewer and/or Storm Drainage in Instrument No. 20011106-0121932 and Book 7361, page 230 and Book 7985, page 449 and Instrument No. 20010918-0100850; Easement for Water Mains and Appurtenances in Instrument No. 20011112-0123853; Access easement and easement for right of way and sign in Instrument no. 20010103-0000902; Easement for Storm Water Detention in Instrument No. 20020408-0042676; right of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution; easement for the flow of water of an unnamed tributary of Mill Creek; Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association, of record in Instrument No. 20020501-0053757, re-rerecorded in Instrument No. 20020507-0056338; subject to lien for special assessments as contained in the restrictions; subject to rights of other in and to the common areas and/or elements; all existing and recorded easements, rights of way and restrictions all zoning regulations, building restrictions and setback lines, if any, and easement or right of ways for public utilities of record in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 638 St. Jules Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

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 our hands this 12th day of August, 2005.

Donna L Benjamin by Gerald F Benjamin, Atty for

Donna L. Benjamin by Gerald F. Benjamin

Her Attorney-in-Fact

Travis Shevenell, by Gerald F Benjamin, Atty in fact

Travis Shevenell, by Gerald F. Benjamin, his Attorney-in-Fact

Gerald F Benjamin

Gerald F. Benjamin

Lee-Ann Benjamin

Lee-Ann Benjamin

STATE OF Tennessee

COUNTY OF Williamson

On this the 12th day of August, 2005 before me personally appeared Lee-Ann Benjamin and Gerald F. Benjamin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained and who further acknowledged that Gerald F. Benjamin is the attorney -in-fact of Donna J. Benjamin and Travis Shevenell and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of instruments of record in Instrument No. _____, and Instrument No. _____, Register's Office of Davidson, Tennessee.

WITNESS my hand and official seal this 12th day of August, 2005.

Keith H Solomon

NOTARY PUBLIC

My Commission Expires May 24, 2009

My Commission Expires_____

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027