Return to: First Title and Escrow Company, Inc.
File Number 24579 Box 9B

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~KNOX~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,269.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires November 25, 2006
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
LANDMARK TITLE OF EAST TN, INC, 9217 PARK WEST BLVD, KNOXVILLE, TN 37923

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MARGARET DARBY | Suntrust Mortgage, Inc. | 083-02-0038.00 |
| (NAME) | (NAME) | |
| 1423 GREENWOOD AVE. | 201 Fourth Avenue N/7th | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37206 | Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, JASON S. BENEKE AND WIFE, BETTY H. BENEKE

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

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 Davidson County, Tennessee, being the Easterly 50 feet of the Westerly 61 feet of Lot #4 on the map of H.M. Doak's Subdivision of record in Book 332, Page 22, Register's Office for said county.

Said part of said Lot No. 4 fronts 50 feet on the Northerly side of Greenwood Avenue and runs back between parallel lines 200 feet to an alley in the rear.

Being the same property conveyed to Jason S. Beneke and wife Betty H. Beneke by Deed from Stephanie Christian and Van E, Christian, II of record in Instrument No. 20020927-0117710, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 09/06/05 16:18 2 pgs
Fees:13.00 Taxes:674.40
20050906-0106915

unimproved ( )
This is improved ( X ) property, known as 1423 GREENWOOD AVE., NASHVILLE, TN 37206
(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 we do covenant with the said GRANTEES that we 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 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 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 hand s this 30th day of August, 2005

JASON S. BENEKE

BETTY H. BENEKE

STATE OF TENNESSEE

COUNTY OF ~~KNOXX~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JASON S. BENEKE AND WIFE, BETTY H. BENEKE

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 ~~KNOXV~~ NASHVILLE, Tennessee, this 30th day of August

Commission expires 3-28-07

Judy C Nol
Notary Publ

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public



JSS
BHB