Davidson County DEEDWARR
Recvd: 11/23/05 14:54 2 pgs
Fees:13.00 Taxes:695.60

20051123-0142111

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

Subscribed and sworn to before me this 21st DAY OF November, 2005.

Notary Public

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: 4-25-06 (AFFIX SEAL)

G-FFM-05-233

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESC, APRIL 25, 2006
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Scott Benson	Suntrust Mortgage, Inc.	
233 Westchase Drive	(NAME) 201 4th Avenue North/ 7th Floor	116-03-F 3500 CO
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONELDA LEA TIDWELL FENNELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAROLD SCOTT BENSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 233, WESTCHASE CONDOMINIUM APARTMENTS, PHASE II, as shown in plat of record in Plat Book 6250, Page 43, as established under Master Deed of record in Book 6097, Page 266 amended in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ronelda Lea Tidwell Fennell, for the express purpose of creating an estate by the entirety in and to William C. Fennell, Sr. and wife, Ronelda Lea Tidwell Fennell by Quitclaim Deed from William C. Fennell, Sr., recorded the 11th day of April, 2005 in Instrument No. 20050411-0039325, in the Register's Office of Davidson County, Tennessee. The said William C. Fennell, Sr., has since died, leaving Ronelda Lea Tidwell Fennell the surviving tenant by the entirety.

This conveyance is subject to a) 2005 property taxes; b) instruments of record in Book 6250, Page 43; Book 6097, Page 319; Book 6097, Page 266; Book 6112, Page 677; Book 6341, Page 380; Book 6866, Page 362; Book 3958, Page 150; Book 3966, Page 144; Book 3958, Page 146; Book 3958, Page 150; Book 3958, Page 249; Book 3371, Page 270; Book 3943, Page 948, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 233 Westchase Drive, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 21st day of November, 2005.

Ronelda Lea Tidwell Fennell

STATE OF Tennessee
COUNTY OF Davidson

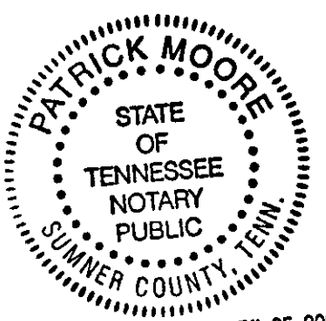
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronelda Lea Tidwell Fennell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903