Record 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/06 08:45 2 pgs
Fees:13.00 Taxes:238.65
20060105-0001350

HAL E. WILSON III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$64,500.00.**

Affiant

Subscribed and sworn to before me this 30 day of December 2005.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Laura A. Benson	same	091-02-0-229.00
6004 Louisiana Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hal Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laura Anne Benson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning on the northerly margin of Louisiana Avenue at a point 100 feet west of the westerly margin of 60th Avenue North, formerly 19th Street, the corner of Lots Nos. 3 and 5; thence with the line between said two lots northwardly and parallel with the westerly margin of 60th Avenue North, 150 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to the corner of Lots Nos. 5 and 7; thence with the line between said two lots southwardly 150 feet to the northerly margin of Louisiana Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Sylvan Property Group, LLC, from W. Mitchell Givens, devisee under the last will and testament of Linda Fay Givens Willard, unmarried, by deed on May 23, 2005, of record in Instrument Number 20050526-0059636, Register's Office for Davidson County, Tennessee. And further conveyed to Hal Wilson by Quitclaim Deed from Sylvan Property Group, LLC on December 30, 2005 of record in Instrument Number 20060105-0001349**, said Register's Office.**

The property is subject to the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **6004 Louisiana Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 30, 2005.

Hal Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hal Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 30, 2005

My commission expires 9-20-07

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY