THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/05/06 15:06 2 pgs
Fees:13.00 Taxes:74.00

20060105-0001764

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Bluegrass Title Co. 625 East Main Street Hendersonville, TN 37075	same	082-04-122.00

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, Herman F. Benjamin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bluegrass Title Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly one-half of Lot No. 20 on the Map of A.W. Will's Subdivision of the McFerrin Lands of record in Book 57, page 82, Register's Office, Davidson County, Tennessee.
Said part of Lot No. 20 fronts 37.2 Feet on the easterly side of North 6th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Herman F. Benjamin by deed from Thomas McCallum, of record in Instrument # 20051102-0152403 said Register's Office.

This is improved property known as: 1027 North 6th Street, Nashville, TN 37207

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 the GRANTOR does covenant with the said GRANTEES that the GRANTOR is 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 itself, its 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. Whenever 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 30th day of December, 2005

Herman F Benjamin

_____

Herman F. Benjamin

State of Tennessee
County of Sumner

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

Witness my hand and official seal this 30th day of December, 2005

My commission expires: 1/20/08

Sondra Kirby
NOTARY PUBLIC



STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00

E. Keith Beal
Affiant

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

Sondra Kirby
NOTARY PUBLIC

My Commission Expires: 1/20/08

