WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/06 10:08 2 pgs
Fees:13.00 Taxes:1294.63

20060209-0016081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Crayton Robert Benson III	**Crayton Robert Benson III**	**Map 81-9**
(NAME) **1320 7th Avenue North**	(NAME) **1320 7th Avenue North**	**Parcel 26**
(ADDRESS) **Nashville, Tennessee 37208**	(ADDRESS) **Nashville, TN 37208**	
(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, **LAWRENCE BROS., LLC A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAYTON ROBERT BENSON III AND WIFE, TINA N. BENSON,** 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 southern one half of Lot No. 29 in the North Nashville Real Estate Company's Plan of lots, as of record in Book 21, page 105, at the Register's Office Davidson County, Tennessee, Furthermore, fronting 25 feet on the east side of North Vine St; more commonly known as 7th Avenue North; and runs back between parallel lines 175 feet more or less to an alley.

Being part of the same property conveyed to Lawrence Bros., LLC a Tennessee Limited Liability Company by deed from Nancy Hardaway, unmarried, of record in Instrument No. 20040513-0055499, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 105, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1320 7th Avenue North, Nashville, TN 37208

(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 my hand this 1st day of February, 2006.

Lawrence Bros., LLC
By:
Frederick S. Lawrence, Member

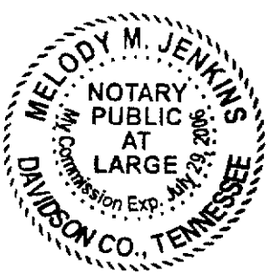
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Frederick S. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member of Lawrence Bros LLC, the within named bargainor, a Tennessee limited liability company, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Lawrence Bros, LLC as Member.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February , 2006.

Commission expires:



Notary Public