The preparer of this document makes no warranty or representations as to the title of the Grantor accuracy of the description or the existence or non-existence of any liens encumbrances easements or other encroachments or compliance with any planning zoning or subdivision regulations that affect the property conveyed herein.	This instrument prepared by: The Legal Department of SEPSA 2400 Veterans Boulevard Suite 330 Kenner LA 70062 (504) 461-9770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map 059-00-0-020.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GEORGE N. BENSON and LOIS E. BENSON, husband and wife, of the County of Davidson, and State of Tennessee, for and in consideration of the sum of Ten Dollars ($10.00), do hereby grant, convey, and warrant unto GEORGE N. BENSON and LOIS E. BENSON, TRUSTEES OF THE BENSON FAMILY REVOCABLE LIVING TRUST dated December 12, 2005, all of our right, title and interest in and to the following described real property, located in Davidson County, Tennessee, to-wit:

BEGINNING at a point in the easterly margin of Clarksville Highway, being the southwest corner of the Garfield Nicholson property of record in Deed Book 3642, page 455, and the northwest corner of this property; thence with Nicholson's common boundary South 72^0 20' East 290 feet; thence North 12^0 20' East 136 feet; thence south 56^0 15' East 80 feet; thence South 72^0 East 84.5 feet; thence South 5^0 West 316 feet; thence North 72^0 20' West 500 feet to the easterly margin of said highway; thence in a northerly direction, with the easterly margin of Clarksville Highway, 200 feet to th point to beginning.

This conveyance is made subject to the following:

1. 1982 Metro Nashville Taxes.
2. Restrictive covenants of record in Book 1129, page 543, in the Register's Office of Davidson County, Tennessee.
3. Easement to Tennessee Natural Gas Lines, Inc, of record in Book 1334, page 116, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to grantors by deed and record in Book 5932, Page 869 in the Office of the Register of Deeds for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/16/06 12:02 3 pgs
Fees:17.00 Taxes:0.00
20060216-0018891

IN TESTIMONY WEREOF, We have hereunto set our hands and seal this 15th day of February, 2006.

GRANTORS:

George N. Benson
GEORGE N. BENSON

Lois E. Benson
LOIS E. BENSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, Personally came and appeared before me, the undersigned authority, in and for the aforesaid jurisdiction, the within, GEORGE N. BENSON and LOIS E. BENSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the persons within named and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 15th day of February 2006.

NOTARY PUBLIC
My Commission Expires: 7-31-06

MICHAEL CAPOZZI · NOTARY PUBLIC AT LARGE · WILLIAMSON CO. · TENN.

(FOR RECORDING DATA ONLY)

PROPERTY ADDRESS: 4550 Clarksville Pike, Nashville, TN 37218

MAIL TAX BILL TO: GEORGE N. BENSON, TRUSTEE
LOIS E. BENSON , TRUSTEE
4550 Clarksville Pike, Nashville, TN 37218

TAX PARCEL I.D. NO:

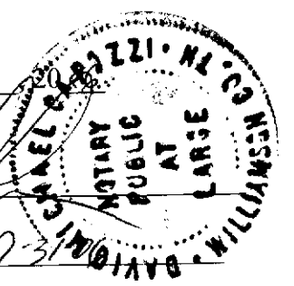
We hereby swear of affirm that this transfer is exempt from the Real Estate Transfer Tax pursuant to the provisions of TCA §. 67-4-409(3)(F).

George N. Benson
GEORGE N. BENSON

Lois E. Benson
LOIS E. BENSON

Subscribed and sworn to before me this 15th day of February 20 22

NOTARY PUBLIC
My Commission Expires: 7-31-2024



This instrument prepared by:
Legal Department of
S.E.P.S.A, INC.
2400 Veterans Boulevard Suite 330
Kenner, Louisiana 70062