WARRANTY DEED

B-BOS-06-7120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,450.00

Frances E. Benz
Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUBY TUESDAY TITLE AGENCY, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212
My Commission Expires April 25, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances E. Benz	Bank of the South	
7120 Commonwealth Circle	(NAME) 551 N. Mt. Juliet Rd.	126-15B-248 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Mt. Juliet, TN 37122	
(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 BENJAMIN E. JOHNSON AND TATUM JOHNSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANCES E. BENZ, UNMARRIED AND JAMES LANDON DUNAWAY, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 Lot No. 141, SECTION THREE, LEXINGTON POINT SUBDIVISION, as shown on plat of record in Instrument No. 20020116-0006331, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin E. Johnson, an unmarried man and Tatum Hudgens, a unmarried woman, as Tenants in Common with the Right of Survivorship by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 4th day of October, 2002 in Instrument No. 20021004-0121175, in the Register's Office of Davidson County, Tennessee. Tatum Hudgens is now known as Tatum Johnson.

shown of record.

unimproved ( )
This is improved (X) property, known as 7120 Commonwealth Circle, Nashville, Tennessee 37221
(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 17th day of February, 2006.

Benjamin E. Johnson

Tatum Johnson

Davidson County DEEDWARR
Recvd: 02/22/06 11:01 2 pgs
Fees:13.00 Taxes:634.37

20060222-0020623

STATE OF Tennessee
COUNTY OF Davidson

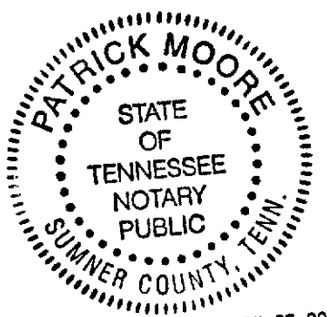
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin E. Johnson and Tatum Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 17th day of February, 2006.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903