Davidson County DEEDWARR
Recvd: 03/31/06 13:14 2 pgs
Fees:13.00 Taxes:980.50

20060331-0036730

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2006.

Notary Public
My commission expires: 9/8/09

02-0603-44651

Address of New Owner:	Send Tax Bills to:	Tax Information
Edwin Welburn Benson III	First Horizon Home Loan Corp	160-00-0-103.00
813 Barrington Place Drive	1602 W. Northfield Blvd., Ste 300	
Brentwood TN 37027	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James H. Whittaker and wife, Shirley D. Whittaker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edwin Welburn Benson III, and wife, Jennifer D. Benson, hereinafter called the Grantees, their successors 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 Lot No. 62 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Mayfair Development Group, LLC by deed from Harry J. Adams, Jr., and wife, Marilyn D. Adams, of record in Instrument No. 20040920-0112515, and from Sarah A. Dunn and John H. Dunn, Jr., of record in Instrument No. 20040920-0112516, and John Moore and Amy Cross Nance, Trustees, of record in Instrument No. 20040920-0112517, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Newmark Homes, L.P. by deed from Mayfair Development Group, Inc., dated 11-3-05, of record in Instrument No. 20051110-0136171, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James H. Whittaker and wife, Shirley D. Whittaker by quitclaim deed from Newmark Homes, L.P., a Texas Limited Partnership, dated 12-30-05, of record in Instrument No. 20060105-0001565, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 813 Barrington Place Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of March, 2006.

James H. Whittaker

Shirley D. Whittaker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James H. Whittaker and Shirley D. Whittaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of March, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09