Davidson County DEEDWARR
Recvd: 04/26/06 11:49 2 pgs
Fees:13.00 Taxes:814.00

20060426-0047709

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DONALD R. BARRETT JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bobby R. Long

6317 Willow Oak Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
156-1-C-7

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robbie D. Benton and wife, Betty S. Benton hereinafter referred to as Grantors, hereby transfers and conveys to Bobby R. Long, and unmarried man, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 7 on the Plan of the Subdivision of East Colony at Riverbend of record in Plat Book 7900, Page 733, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robbie D. Benton and wife, Betty S. Benton, of record in Book 9863, page 581, Register's Office for Davidson County, Tennessee, dated October 27, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 733, and Book 7900, Page 4, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7199, Page 119, Book 9792, Page 20, Register's Office of said County.

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

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6317 Willow Oak Drive, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of April, 2006.

Robbie D. Benton

Betty S. Benton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robbie D. Benton and Betty S. Benton, 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 25th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD M. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

260302090