Davidson County DEEDWARR
Recvd: 04/27/06 12:34 2 pgs
Fees:13.00 Taxes:436.23
20060427-0048349

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of April, 2006, by and between James Covington Jr., unmarried, party of the first part, and James W Benson, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 30, on the Plan of Jamestown Estates, Section 3, of record in Book 6900, Page 866, said Register's Office, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to James Covington Jr. by virtue of that certain Warranty Deed dated March 21, 2003, at Instrument No. 20030410-0047940 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions, subdivision restrictions, building lines and easements recorded in Plat Book 6900, page 866 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James Covington Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James Covington Jr. , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of April, 2006.

Notary Public

My Commission Expires: _____

Property Owner & Address: James W Benson

Tax Parcel No	150-10-202
Property Address:	3620 Lake Towne Drive Antioch, TN 37013
MAIL TAX BILLS TO:	CTX Mortgage Corp. P.O. Box 650269 Dallas, TX 75265-0269
Firm File #:	20060406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $117,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of April, 2006.

Notary Public

My Commission Expires: 11/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.