Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/04/06 14:32 2 pg:
Fees:13.00 Taxes:444.00

20060504-0052179

39-B
File #06-1121

BOX 13
11268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mark D. Richardson, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Beni[redacted] Holt, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 11-A, together with the appurtenant interest in the common elements of Weston Way, Phase II, a horizontal property regime established by Master Deed of record in Book 5935, page 676, amended in Book 6370, page 577, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned amendment to the Master Deed and being located upon Lot No. 11 on the Plan of Weston Way of record in Plat Book 5210, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark D. Richardson by deed from Maudie R. Stoner, unmarried, dated June 12, 2000, of record in Instrument No. 200006120058687, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7306 Weston Way, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of March, 2006

Mark D. Richardson

State of Tennessee)
County of Davidson)

On this 31st day of March, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark D. Richardson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-23-09

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of March, 2006.

Notary Public

My Commission Expires: 5-23-09

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:
Benjamin Holt
7306 Weston Way
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Fifth-Third Mortgage Co.
336 Main Street
Franklin, TN 37064

TAX MAP-PARCEL #:
142-10-A-21CO