THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23652S

Davidson County DEEDWARR
Recvd: 05/10/06 09:37 2 pgs
Fees:13.00 Taxes:610.50
20060510-0054666

MAP/GROUP/PARCEL: 147-04-0-083.00

NEW OWNER'S NAME AND ADDRESS:
DANA MARSHALL
3714 FAULKNER DRIVE
Nashville, TN 37211

SEND TAX BILLS TO:
FIRST HORIZON HOME LOAN CORPORATION
PO BOX 630148
IRVING, TX 75063

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, GARY W. BENNER and ALISON R. BENNER, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, DANA MARSHALL, AN UNMARRIED WOMAN, her_ heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 122, on the Plan of Section III, Hillbrook, as shown on plat of record in Plat Book 3300, page 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 3714 FAULKNER DRIVE, Nashville, TN 37211.

BEING the same property conveyed to Grantor herein by deed of record in Book 10248, Page 30, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

GARY W. BENNER

ALISON R. BENNER

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, GARY W. BENNER and ALISON R. BENNER, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 1st day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $165,000.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY