WARRANTY DEED

B-RME-06-2111

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Edward Bencks	New South Federal Savings	
2111 11th Avenue South	(NAME) 210 Automation Way, MSN 49730	105-13-192
(ADDRESS) Nashville, TN 37204	(ADDRESS) Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANCES IRENE PATTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL EDWARD BENCKS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE RESIDENCE LOT ON THE PLAN OF THE MCALLISTER PROPERTY AS OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE NORTH 58 FEET OF LOT A ON THE UNRECORDED MAP OF THE SUBDIVISION OF THE EASTERLY PART OF THE BLOCK ON WHICH IS LOCATED THE MCALLISTER RESIDENCE, DESCRIBED ACCORDING TO THE SURVEY MADE BY ERIC DRAKE, COUNTY SURVEYOR, DATED AUGUST 7, 1930.

SAID LOT BEGINS ON THE WEST MARGIN OF 11TH AVENUE SOUTH (FORMERLY BERTIE AVENUE) AT A POINT 214 FEET NORTH OF THE NORTHERLY MARGIN OF LAWRENCE AVENUE, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO SOLMAN WINSTEAD AND WIFE, BY DEED FROM BESSIE L. JOHNSON, ET VIR., OF RECORD IN BOOK 1179, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY MARGIN OF 11TH AVENUE SOUTH, NORTHERLY 58 FEET TO THE SOUTHEASTERLY CORNER OF LOT B; THENCE WITH THE LINE BETWEEN THE SAID TWO LOTS, WESTERLY 218 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY 58 FEET SOUTHERLY TO A POINT 50 FEET NORTH OF THE NORTHERLY MARGIN OF ANOTHER ALLEY; THENCE EASTERLY 218 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRANCES IRENE PATTON BY QUITCLAIM DEED FROM JOHN DOUGLAS PATTON, RECORDED ON THE 29TH DAY OF JULY, 1985 IN DEED BOOK 6616, PAGE 467, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2111 11th Avenue South, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 05/18/06 12:07 2 pgs
Fees:13.00 Taxes:703.00
20060518-0058516

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 10th day of May, 2006.

Frances Irene Patton

Frances Irene Patton by Mary Frances Rudy, Attorney-In-Fact

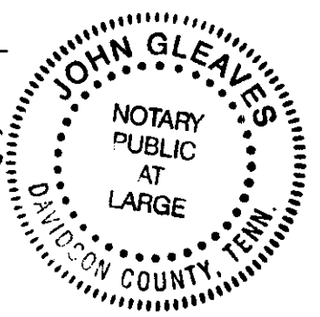
by Mary Frances Rudy attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 2006, before me personally appeared Mary Frances Rudy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Frances Irene Patton, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Frances Irene Patton, unmarried.

Witness my hand and official seal, this the 10th day of May, 2006.

Notary Public



My Commission Expires: 7-29-06

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903