Davidson County DEEDWARR
Recvd: 06/05/06 08:01 2 pgs
Fees:13.00 Taxes:519.85

20060605-0065527

This instrument was prepared by:

Overland Title Company, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006050003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $140,500.00

Sworn to and subscribed before me this 31st day of May, 2006.

Affiant

Notary Public

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jonathon Kidd 513 Riverway Cove Lane Old Hickory, TN 37138	National City Mortgage 3232 Newmark Dr. Miamisburg, OH 45342	53-6-B 83.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Malissa Benade and wife, Jason Benade**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathon Kidd**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Lot 40, WATERFORD, PHASE 5-B, as shown on plat of record in Plat Book 7900, Pages 838-839, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Malissa Benade and husband, Jason Benade by Warranty Deed from Brent K. Hester, unmarried, recorded on the 6th day of November, 2003 in Instrument No. 20031106-0163026, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book 7900, Page 838, Register's Office for Davidson County, Tennessee.

This is improved property known as **513 Riverway Cove Lane, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of May, 2006

Malissa Benade

Jason Benade by Malissa Benade his attorney-in-fact

Jason Benade by Malissa Benade his attorney-in-fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Malissa Benade, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2006.

Notary Public

(SEAL)

JEFF FARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires December 19, 2009

STATE OF Tennessee

COUNTY OF Williamson

On this 30th day of May, 2006, before me personally appeared Malissa Benade, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason Benade, and acknowledged that [s]he executed the same as the free act and deed of Jason Benade.

Witness my hand, at office, on this 30th day of May, 2006.

Notary Public

My Commission Expires: _____

(SEAL)

JEFF FARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires December 19, 2009