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

39-B
File #06-1187

Davidson County DEEDWARR
Recvd: 06/05/06 15:44 2 pgs
Fees:13.00 Taxes:1512.93
20060605-0066427

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 **George H. Rieger, III and wife, Sharon G. Rieger**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brett Benson and wife, Lacy Benson**, 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 Lot. No. 218 on the Plan of Tynewood Estates, Section One, as of record in Book 2900, Page 88, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George H. Rieger, II and wife Sharon G. Rieger, by deed from Douglas J. Rieth and wife, Juliet F. Rieth of record in Instrument No. 20010213-0014003, dated February 9, 2001, 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: 4701 Chalmers Drive, Nashville TN, 37215.

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 May, 2006

George H. Rieger, III

Sharon G. Rieger

State of Tennessee)
County of Davidson)

On this 31st day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named George H. Rieger, III and Sharon G. Rieger, 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.

Sandi Wilee Irons
Notary Public

My Commission Expires: 5-21-2008

SANDI WILEE IRONS 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: $ 408,900.00.

Affiant

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

Anne D. Welton
Notary Public

My Commission Expires: Nov. 14, 2009

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Brett Benson
4701 Chalmers Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Suntrust Mortgage Inc.
PO Box 57028
Irvine CA 92619-7028

TAX MAP-PARCEL #:
131 14 0 030.00