PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/13/06 12:23 2 pgs
Fees:13.00 Taxes:1387.50
20060613-0070237

W & I Ref:(db) Title No: 47921
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brendan Benson 1504 Woodmont Boulevard Nashville, TN 37215	FIFTH THIRD MORTGAGE COMPANY 5050 KINGSLEY DRIVE CINCINNATI, OH 45263

TAX MAP-PARCEL NUMBERS: 11712005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Peacher Cowden Meador, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brendan 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. 3 of Block "A" on the Plan of Clairmont Subdivision, of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 75 feet on the northerly side of Woodmont Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Ann Peacher Cowden, unmarried by deed from Roger G. Sisson, unmarried of record in Document No. 20050810-0094848 Register's Office for Davidson County, Tennessee. The said Ann Peacher Cowden is now known as Ann Peacher Cowden Meador.

Clifton K. Meador, spouse of Ann Peacher Cowden Meador, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 974, Page 8, said Register's Office, which Plan shows a 30-foot minimum building setback line from Woodmont Avenue and a 5-foot easement for public purposes along the rear lines of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3966, Page 167, said Register's Office; Restrictions contained in instruments of record in Book 833, Page 127, Book 1001, Page 308, Book 1003, Page 511, Book 1038, Page 135, Book 1110, Page 650 and Book 1157, Page 648, said Register's Office.

This is improved property, known as: 1504 Woodmont Blvd., Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 12th day of June, 2006.

Ann Peacher Cowden Meador
Ann Peacher Cowden Meador

Clifton K. Meador
Clifton K. Meador

State of TENNESSEE

County of DAVIDSON

On this 12th day of June, 2006, before me the undersigned authority, personally appeared Ann Peacher Cowden Meador to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

My Commission Expires: _____

_____
Notary

State of TENNESSEE

County of DAVIDSON

On this 9th day of June, 2006, before me the undersigned authority, personally appeared Clifton K. Meador to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/20/2010

_____
Notary

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Pam M Broom
Affiant

Sworn and subscribed before me this the 12th day of June, 2006.

My Commission Expires: _____

_____
Notary Public

MELODY M. JENKINS NOTARY PUBLIC AT LARGE My Commission Exp. July 21, 2007 DAVIDSON CO., TENNESSEE