THIS INSTRUMENT PREPARED BY:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067

After recording Return To
Heritage Title Services
8115 Isabella Lane Unit 5
Brentwood, TN 37214

Davidson County DEEDWARR
Recvd: 06/14/06 10:43 2 pgs
Fees:13.00 Taxes:521.70
20060614-0070729

WARRANTY DEED

Address of New Owners:
188 Tusculum Road
Antioch, TN 37013

Send Tax Bills to:
188 Tusculum Road
Antioch, TN 37013

Parcel Number: 162-02 4.00

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Timothy W. Benson and MylaRay K. Benson

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Leona A. Couture
a single person

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Lot 4, COLEWOOD ACRES, SECTION 1, as shown on plat of record in Plat Book 3700, Page 59, 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 Timothy W. Benson and wife, MylaRay K. Benson by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 3rd day of April, 1990 in Deed Book 8078, Page 970, in the Register's Office of Davidson County, Tennessee.
This is unimproved ( ) property, known improved (X) 188 Tusculum Road, Antioch, TN, 37013.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 28th day of April, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Timothy W. Benson (Seal)

MylaRay K. Benson (Seal)

_____ (Seal)

_____ (Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, , a Notary Public in and for said County and State, Timothy W. Benson and MylaRay K. Benson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin this 28th day of April, 2006.

ANGELA R. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires June 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $141,000.00.

Subscribed and sworn to before me this 28th day of April, 2006.

Affiant

Notary Public

My commission expires:
(Affix Seal) **My Commission Expires June 2009**

ANGELA R. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON