This instrument was prepared by:
J. E. Spruill, Esq.
Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 07/05/06 10:41 2 pgs
Fees:13.00 Taxes:1017.50
20060705-0079940

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Rebecca Lee Sands 3404 Richards St. Nashville, TN 37215	NEW OWNER	117-8-B/1.300CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Peggy Jean Benson/(The "Grantor") Unmarried have bargained and sold, and by these presents do transfer and convey unto Rebecca Lee Sands (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being UNIT No. 13, on the plan of Revised Plan of Stokeswood Condominium, according to the Master Deed of record in Book 6441, page 577, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6200, page 438, as amended in Book 6250, page 845, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Peggy Jean Benson by Deed of Record in Book 7059, page 781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, all matters shown on Plat recorded in Book 6200, page 438 and Book 6250, page 845; all matters set forth in the Master Deed recorded in Book 6441, page 577 as amended in Book 6453, page 620 and Book 6923, page 777; Bylaws of Stokeswood Homeowner's Association recorded in Book 6441, page 611 and Stormwater Detention Agreement recorded in Book 6779, page 669, said Register's Office.

This is improved property commonly known as 3404 Richards St., Nashville, TN 37215.

STATE OF TENNESSEE}
COUNTY OF Williamson}

The actual consideration or value, whichever is greater for this transfer is $275,000.00.

Rebecca Lee Sands
Affiant

Subscribed and sworn to before me this the 3rd day of July, 2006.

Notary Public

My Commission Expires: My Commission Expires May 24, 2009

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the 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 set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of this 3 day of July, 2006.

Peggy Jean Benson

Peggy Jean Benson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Jean Benson, the bargainor, 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 and official seal at Nashville, Tennessee, this 3rd day of July, 2006.

Phyllis A. Fite

Notary Public

My Commission Expires: 3/21/2009

PHYLLIS A. FITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN