Prepared by:

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Davidson County DEEDWARR
Recvd: 07/10/06 10:22 2 pgs
Fees:13.00 Taxes:943.13

20060710-0082239

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $254,900.00 .

Affiant

Subscribed and sworn to before me this 7th day of July, 2006.

Notary Public
My Commission Expires 01/26/08

06-0380

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert T. Benson	Same	118-09
3502 General Bate Drive		226.00
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Benjamin T. Jordan, III and wife, Christine Jordan**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert T. Benson and wife, Nicole N. Grube-Benson**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 5 of the Map of the First Addition to Woodmont Boulevard Section of Marengo Park, of record in Book 974, Page 83, Register's Office for said County and further described as follows:

Beginning at an iron pin in the east margin of Gen. W.B. Bates Drive now known as General Bate Drive at the corner of Lots No. 4-N and 5-N of said subdivision thence with the line between said lots easterly, 142.7 feet to a concrete monument set at the common corner of said lots and lot no. 3-N in the centerline of the Terminus of a 20 foot easement for public utilities; thence with the centerline of said easement along the line between Lots No. 3-N and 5-N southeasterly 110 feet to a point; thence southwesterly along the line of Lot No. 5-N, 27 feet, more or less, to a point at the northeasterly corner of the property conveyed to W.K. Powers and wife, by deed from Samuel Link and wife, of record in Book 1238, Page 214, said Register's Office; thence along Powers' north line northwesterly to the easterly margin of General W.B. Bates Drive at an iron pin, the common corner of Lots No. 5-N and 6-N; thence with the margin of said Gen. W.B. Bates Drive in a northerly direction around a slight curve 80 feet to the point of beginning.

Together with, as an appurtenance hereto, that certain easement for joint driveway purposes of record in Book 5642, Page 77, said Register's Office.

Being the same property conveyed to Benjamin T. Jordan, III and spouse, Christine Jordan by deed from Patrick L. Rains and spouse, Teresa F. Rains, dated March 15, 2001, recorded in Instrument No. 20010323-0028192, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3502 General Bate Drive, Nashville, TN 37204.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 7th day of July, 2006.

Benjamin T. Jordan, III

Christine Jordan

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 **Benjamin T. Jordan, III and wife, Christine Jordan**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of July, 2006.

Notary Public

My Commission Expires: 01/26/08