This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060679

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 09/05/06 12:16 2 pgs
Fees:13.00 Taxes:1239.50
20060905-0109187

New Owner is: Daniel S. Michael, etux
948 Century Oak Drive
Nashville, TN 37211

MAP: 180-04-0A-119.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Buford O. Benson Jr. and wife, Diana D. Benson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Daniel S. Michael and Rania Y. Michael**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel land of located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot # 40, on the Plan of Highland Creek, Section Two, of record in Instrument # 20030424-0055118, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Buford O. Benson, Jr. and wife, Diana D. Benson by Warranty Deed from Classic Homes BOS, LP, of record in Instrument 20040423-0046045, Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded April 23, 2004.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22 day of August, 2006.

GRANTOR:

Buford O. Benson Jr.

Diana D. Benson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Buford O. Benson Jr. and wife, Diana D. Benson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22 day of August, 2006.

BYLTHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/25/06

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

SWORN TO and subscribed before me this 22nd day of August, 2006

NOTARY PUBLIC

ROBYN DUBRAY STATE OF TENNESSEE NOTARY

My commission expires:

5-24-08